



LEASE PRICE: \$9.00 / SF | NNN: \$3.00 / SF (EST)

PROPERTY SNAPSHOT

Location	716 Columbus Ave
City / ZIP	Melbourne, FL 32901
Size	14,050 SF
Year Built	2007
Zoning	M1 - Light Industrial

FACILITY & OPERATIONS

A flexible 14,050 SF industrial facility with high-power infrastructure and efficient grade-level loading. The property is positioned for manufacturing, distribution, storage, workshop and related light-industrial users.

INVESTMENT HIGHLIGHTS

- ◆ 14,050 SF industrial warehouse
Single-user facility suited to manufacturing, distribution, storage and workshop operations.
- ◆ Efficient loading configuration
Three roll-up doors: two 10' x 12' doors and one 12' x 14' door.
- ◆ Functional support space
Dedicated office area plus two restrooms within the facility.
- ◆ High-power industrial utility
3-phase power
- ◆ Flexible occupancy
Negotiable lease term and immediate availability.

LOCATION, TRAFFIC & TRADE AREA

Located in Downtown Melbourne's established industrial area, approximately 3.5 miles from Melbourne Orlando International Airport.

FEE AVE — DAILY TRAFFIC

2,100 AADT

Source: 2025 FDOT (E FEE AVE)

TRADE AREA DEMOGRAPHICS — WITHIN 5 MILES

140,465

POPULATION

\$73,301

MEDIAN HH INCOME

61,211

HOUSEHOLDS

\$339,237

MEDIAN HOME VALUE

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