

Property Summary

4460 Old Dixie Hwy
For Lease



PROPERTY DESCRIPTION

The property at 4460 Old Dixie Hwy in Grant Valkaria is an industrial facility comprising two buildings on a 2.83-acre fenced and secured lot.

The main building is a 19,685 SF warehouse with a clear height of 15-18 feet, fully renovated between 2020 and 2022. It features complete air conditioning supported by multiple HVAC units, a loading dock, and five additional bay doors for efficient deliveries.

Adjacent to the warehouse is a newly remodeled 1,540 SF office building, providing modern and comfortable administrative space. The facility also boasts 3-phase power availability, making it suitable for a wide range of industrial applications.

Overall, this property offers a versatile and updated space ideal for various industrial needs.

LOCATION DESCRIPTION

1.50 miles to US-1
8.50 miles to I-95
6.50 miles to Palm Bay
12 miles to Melbourne Airport
72 miles to Orlando Airport

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (MG)
Available SF:	21,225 SF
Lot Size:	2.83 Acres
Building Size:	21,225 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,068	10,258	69,202
Total Population	6,733	20,892	163,559
Average HH Income	\$119,629	\$98,274	\$83,131

VITOR DE SOUSA, CCIM

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos



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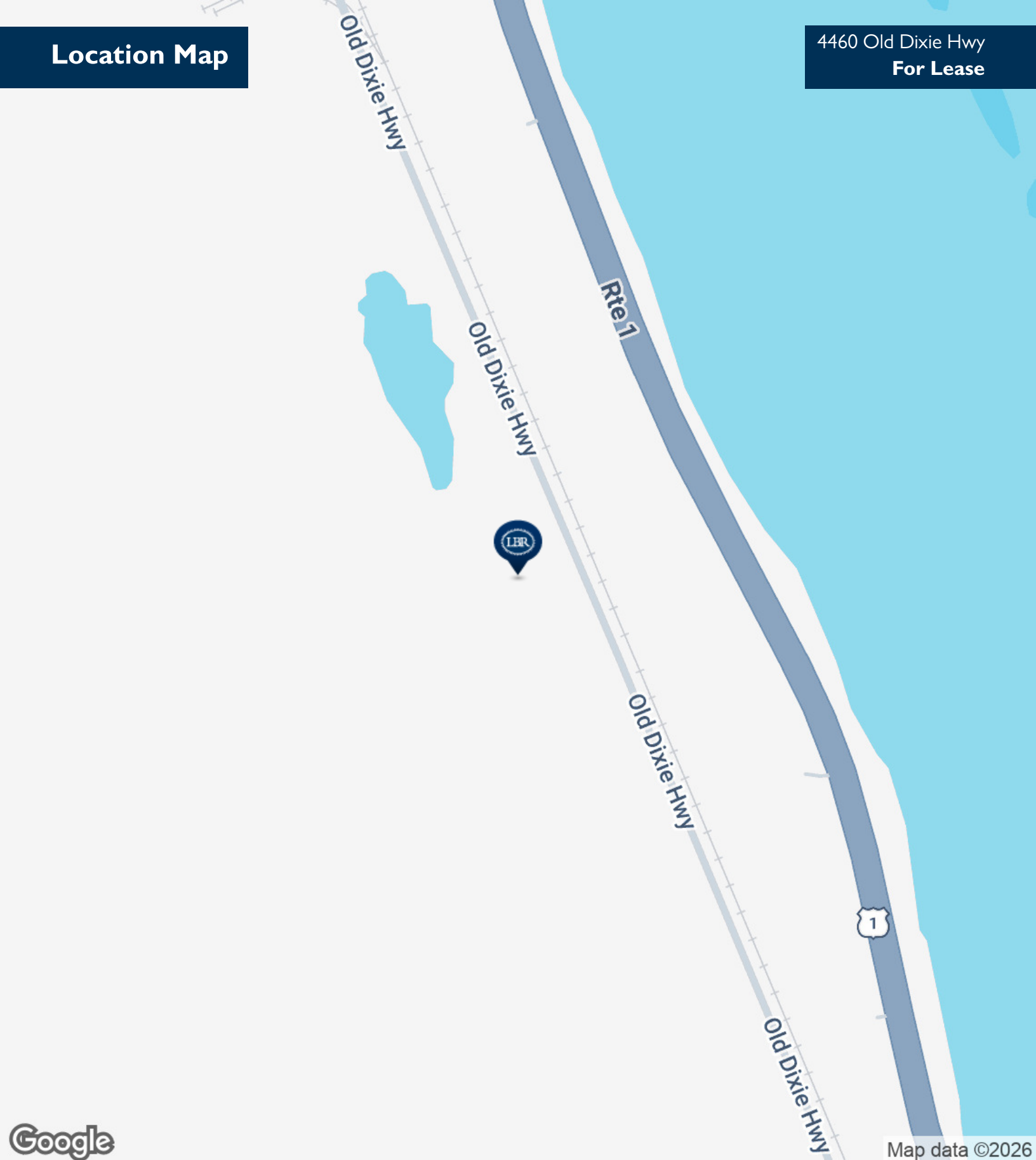
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Location Map

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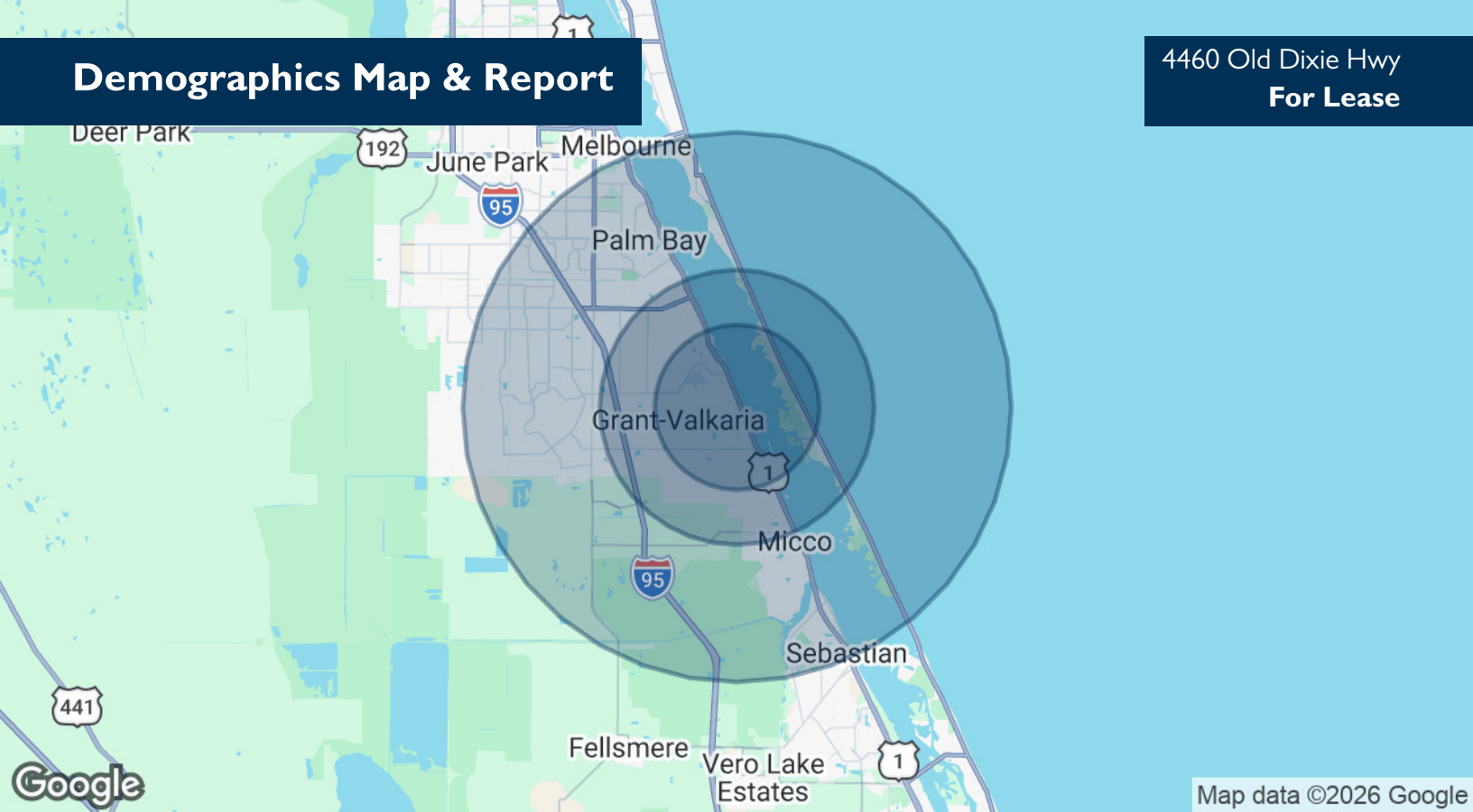
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Demographics Map & Report

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,733	20,892	163,559
Average Age	55	58	47
Average Age (Male)	55	58	45
Average Age (Female)	55	58	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,068	10,258	69,202
# of Persons per HH	2.2	2	2.4
Average HH Income	\$119,629	\$98,274	\$83,131
Average House Value	\$610,618	\$436,147	\$319,890

2020 American Community Survey (ACS)

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