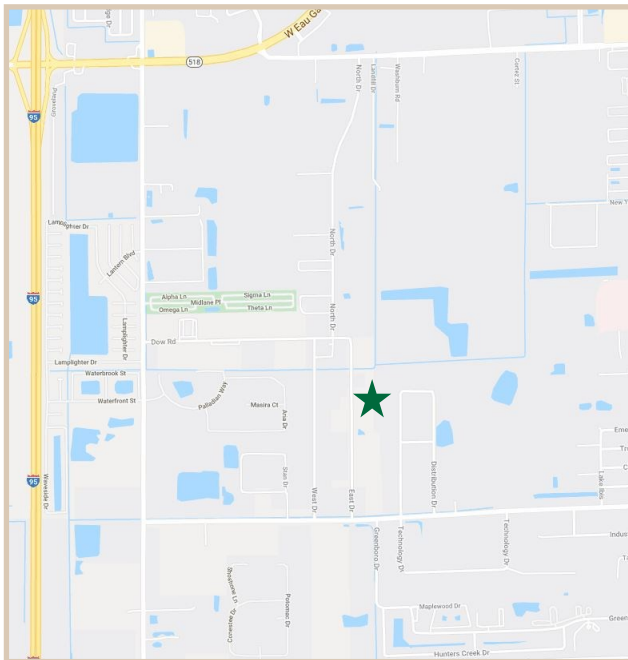


FOR SALE

245 East Drive, West Melbourne, FL. 32904

PROPERTY FACTS

Building Area:	12,000 Sq. Ft.
Land Size:	1.86 Acres
Unit Range:	3,000—6,000 Sq. Ft.
Year Built:	1984
Construction:	Concrete Block Construction
Roof:	Metal
Utilities:	Melbourne City Water/ Septic
Power:	3 Phase Power
Air Conditioning:	100% Central Air
Overhead Doors	One per Suite, Grade Level



PROPERTY HIGHLIGHTS

Price	\$1,699,000.00
Layouts	Each unit has an office in front with warehouse space in the back.
Location	Centrally located in the heart of Brevard's industrial zone, with easy access to I-95, US-1, and Melbourne International Airport
Aesthetics	The building has been renovated and repainted for a professional appearance.

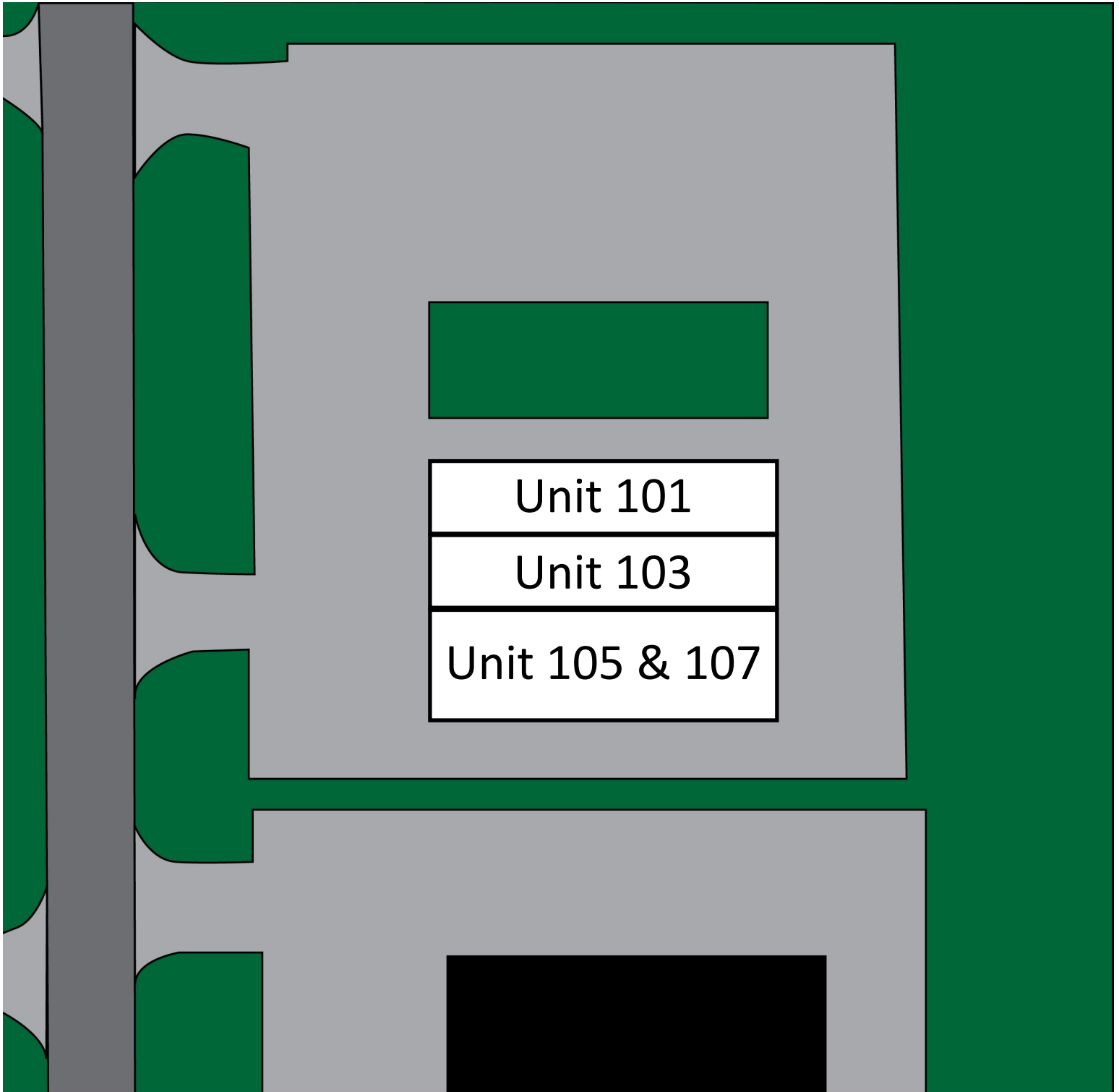


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626 Old Dixie Highway SW
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www.vscore.com

CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

245 East Drive, West Melbourne, FL. 32904



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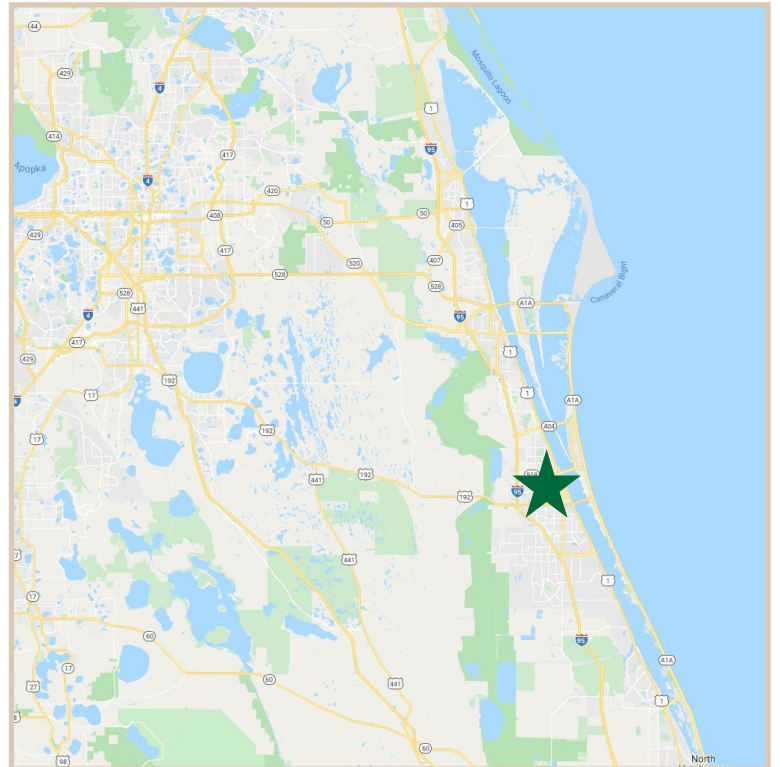
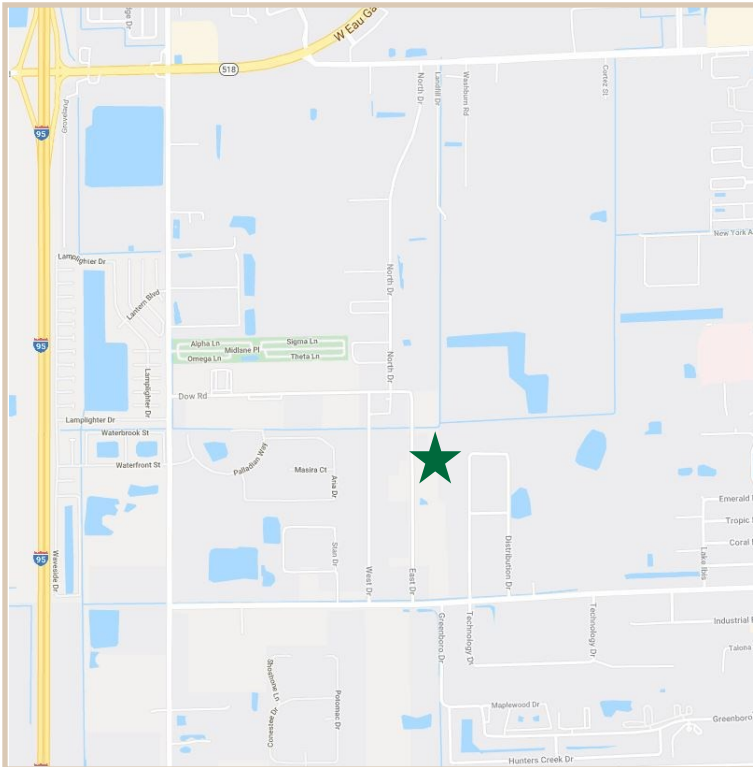
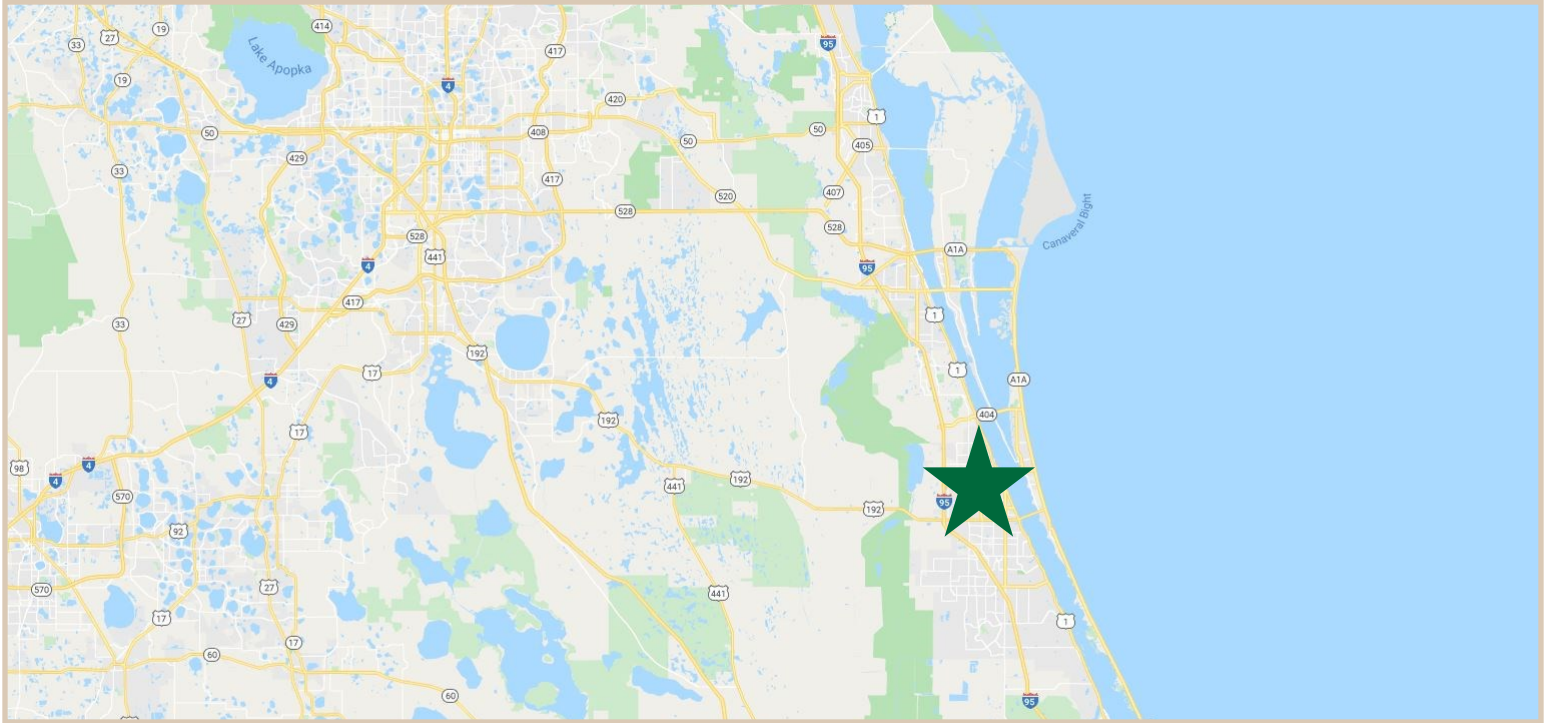
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LOCATION MAPS

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ADDITIONAL PHOTO

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