

±17.26 AC Directly off I-95 Ramp

Ideal Site for Equipment and Truck Parking



5075 W. Eau Gallie Blvd.
Melbourne, FL 32934
[Google Maps](#)

±17.26 AC Total Acres | \$6,750,000





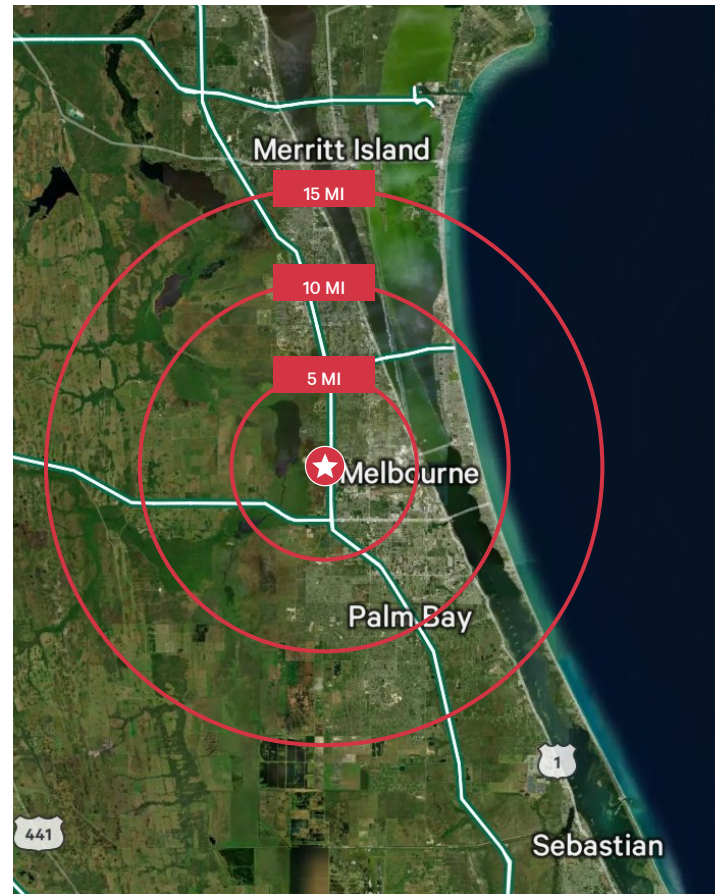
Prime Location

A 17.26 acre industrial land is available for sale in Melbourne, Florida for \$6,750,000. The property, located off the I-95 ramp, is suitable for equipment and truck parking. It is zoned as Vacant Industrial Land, making it an ideal space for outdoor storage. The site is in a prime location with key distances from major interstates, airports and ports. The Space Coast area where the property is located is growing in industries related to manufacturing, engineering, distribution, and assembly, making it a promising investment opportunity.

- + Suitable for truck, boat, RV, equipment parking and storage
- + Fully mitigated wetlands
- + Construction permits under review
- + Key distances from major interstates, airports and ports
- + Located in the growing Space Coast area with increasing industrial activities

Utilities

Electric	Florida Power and Light
Water	City of West Melbourne
Recycling, Yard Waste, Trash	City of West Melbourne
2023 Taxes	\$2,307,280



Key Distances

- + Interstate 95: 0.2 Mi
- + Melb. Int'l Airport 7.4 Mi
- + Interstate 4: 65 Mi
- + Port Canaveral: 35.6 Mi
- + SR-192: 2.4 Mi
- + Orlando Int'l Airport: 54 Mi
- + FL Turnpike: 85 Mi
- + Tampa: 137 Mi



Conceptual Site Plans

12'x75' 150 Parking Spaces

12'x50' 105 Parking Spaces

12'x30' 57 Parking Spaces

11'x18' 4 Parking Spaces

16'x18' 1 Parking Space

12'x18' 1 Parking Space

8.5'x18' 1 Parking Space

TOTAL 320 Parking Spaces

DEMOGRAPHICS (10 MILES)



13,832
BUSINESSES



303,206
POPULATION



147,850
16+ IN LABOR FORCE



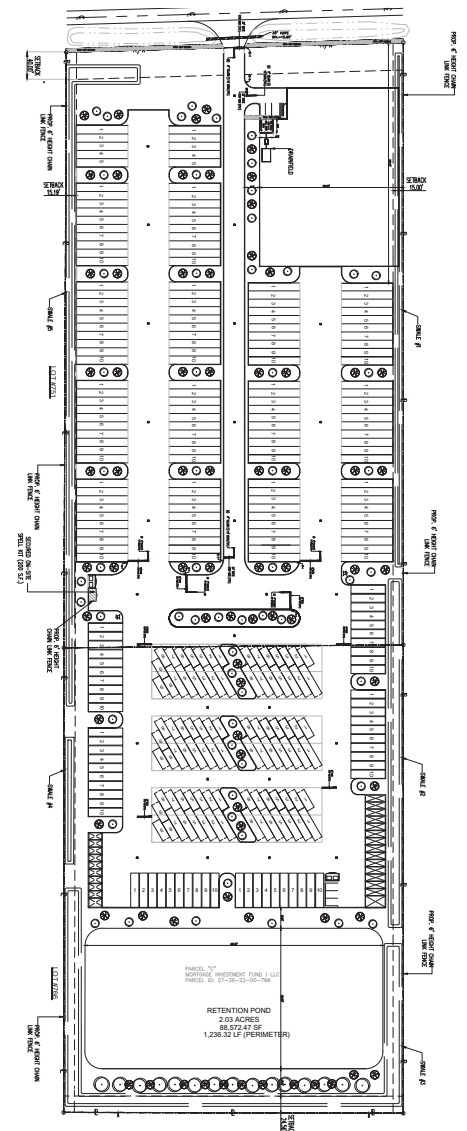
127,355
EMPLOYEES



\$98,232
AVERAGE HH INCOME

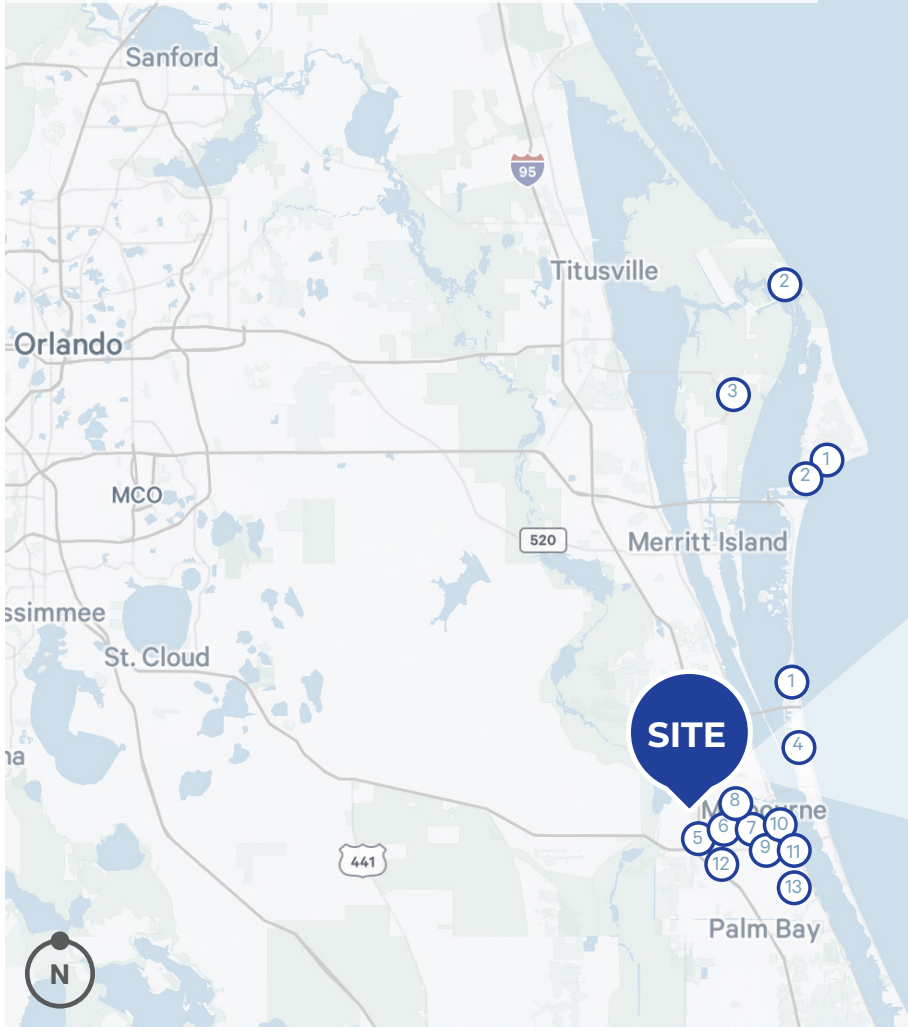


22.7%
HIGHER EDUCATION



Space Coast Overview

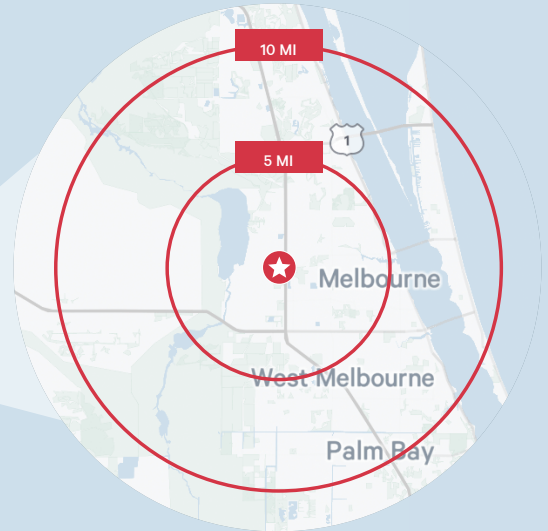
- + The Space Coast offers the right operating climate by combining low operating costs, aggressive and targeted incentives, and a coveted workforce.
- + This area is Growing in industry related to manufacturing, engineering, distribution and assemblage.
- + With Brevard County's growing investment opportunities, these types of innovative industrial properties can be adapted to fit the many businesses that make up the Space Coast light manufacturing and hi-tech base.



AEROSPACE EMPLOYERS

United States Space Force	1.
SpaceX	2.
Blue Origin	3.
Raytheon Technologies	4.
Lockheed Martin	5.
Rockwell Collins	6.
Northrop Grumman	7.
Embraer	8.
Thales Group	9.
L3Harris	10.
Alstom	11.
GE	12.
AAR	13.

These employers represent a small fraction of the aerospace employment in the Space Coast area of Florida.



Contact Us

David Murphy
Executive Vice President
+1 407 404 5020
david.murphy@cbre.com

Monica Wonus
Senior Vice President
+1 407 404 5042
monica.wonus@cbre.com

Lee Earle
Client Services Specialist
+1 407 404 5095
lee.earle@cbre.com



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