

MULTIPURPOSE WAREHOUSING/COLD-STORAGE

875 Creel Street, Melbourne FL, 32935



FOR LEASE | \$11.50/SF

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

PROPERTY OVERVIEW

- Fully renovated ±14,600 SF multipurpose warehouse and cold storage facility in Melbourne, FL featuring nearly new building systems, 3-phase power, ±40,000 CF of cold storage (including ±9,700 CF freezer space), ample office area, and a ±1,350 SF on-site apartment.
- CE zoning allows for a wide range of industrial and commercial uses.
- The property includes a 100' elevated loading dock, two bay doors, and multiple access points.
- Site has excellent connectivity to US-1, I-95, Melbourne Orlando International Airport, and Port Canaveral, ideal for cold chain, food distribution, and specialty industrial users.



LEASE RATE	\$11.50/SF
BUILDING SIZE	14,600 SF
BUILDING TYPE	Warehousing/Industrial
ACREAGE	0.58 AC
FRONTAGE	123'
TRAFFIC COUNT	36,500 ADT (Harbor City Blvd)
YEAR BUILT	1963
CONSTRUCTION TYPE	Masonry/Concrete
PARKING SPACE	14 (surface)
ZONING	CE - Integrated Commercial Edge District
LAND USE	Heavy Commercial
PARCEL ID	27-37-16-54-B-1

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

SITE PHOTOS



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

INTERIOR PHOTOS



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

INTERIOR PHOTOS



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

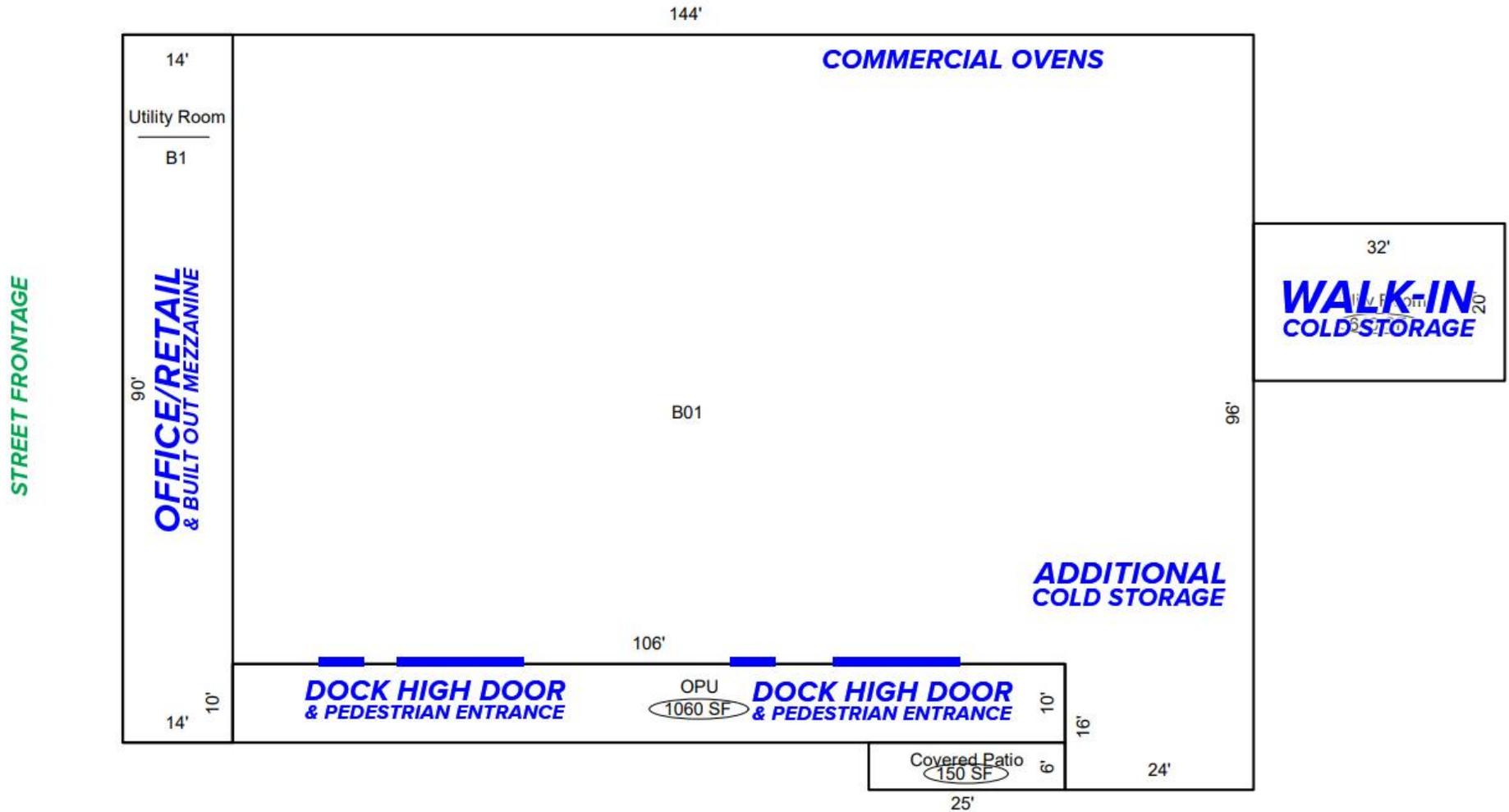
Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

FLOOR PLAN



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

DEMOGRAPHICS

Daytime Employment

Radius	1 mile			5 miles			10 miles		
	Employees	Businesses	Employees	Employees	Businesses	Employees	Employees	Businesses	Employees
Service-Producing Industries	3,981	662	6	69,880	9,901	7	116,951	15,815	7
Trade Transportation & Utilities	713	98	7	13,576	1,531	9	22,615	2,381	9
Information	120	14	9	2,113	194	11	3,413	302	11
Financial Activities	314	83	4	6,397	1,291	5	10,475	2,171	5
Professional & Business Services	818	133	6	11,274	1,844	6	16,342	2,747	6
Education & Health Services	976	171	6	19,915	2,919	7	32,037	4,752	7
Leisure & Hospitality	409	49	8	9,343	709	13	16,627	1,216	14
Other Services	512	102	5	5,226	1,275	4	8,547	2,014	4
Public Administration	119	12	10	2,036	138	15	6,895	232	30
Goods-Producing Industries	532	112	5	12,641	1,253	10	16,108	1,871	9
Natural Resources & Mining	4	1	4	78	26	3	133	45	3
Construction	337	83	4	5,217	883	6	7,455	1,344	6
Manufacturing	191	28	7	7,346	344	21	8,520	482	18
Total	4,513	774	6	82,521	11,154	7	133,059	17,686	8

Population	1 mile	5 miles	10 miles
2020 Population	6,515	129,299	287,310
2024 Population	6,768	131,278	301,980
2029 Population Projection	7,409	143,155	331,17

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

ZONING INFORMATION

Uses	C-E
Amusement center*	P
Agricultural uses*	C
Assembly, light*	P
Assisted living facilities	P
Building, contractor and equipment storage (outdoor) ¹	P
Car wash establishments, freestanding*	P
Child care facilities	P
Clubs and lodges	P
Community center building	P
Manufacturing, heavy	N
Manufacturing, light	P
Micro-brewery	C
Micro-distillery	C
Mini-storage facilities	P

Service, vehicle*	P
Service, business	P
Service, major vehicle*	P
Service, personal	P
Soup kitchens*	C
Studio, art	P
Temporary labor agency*	P
Transitional homeless shelter*	C
Vehicle impounding yard*	P
Vehicle sales and rental with accessory services*	P
Veterinary facility*	P
Warehousing and wholesaling ⁶	P
Wholesaling from sample stocks.	P

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

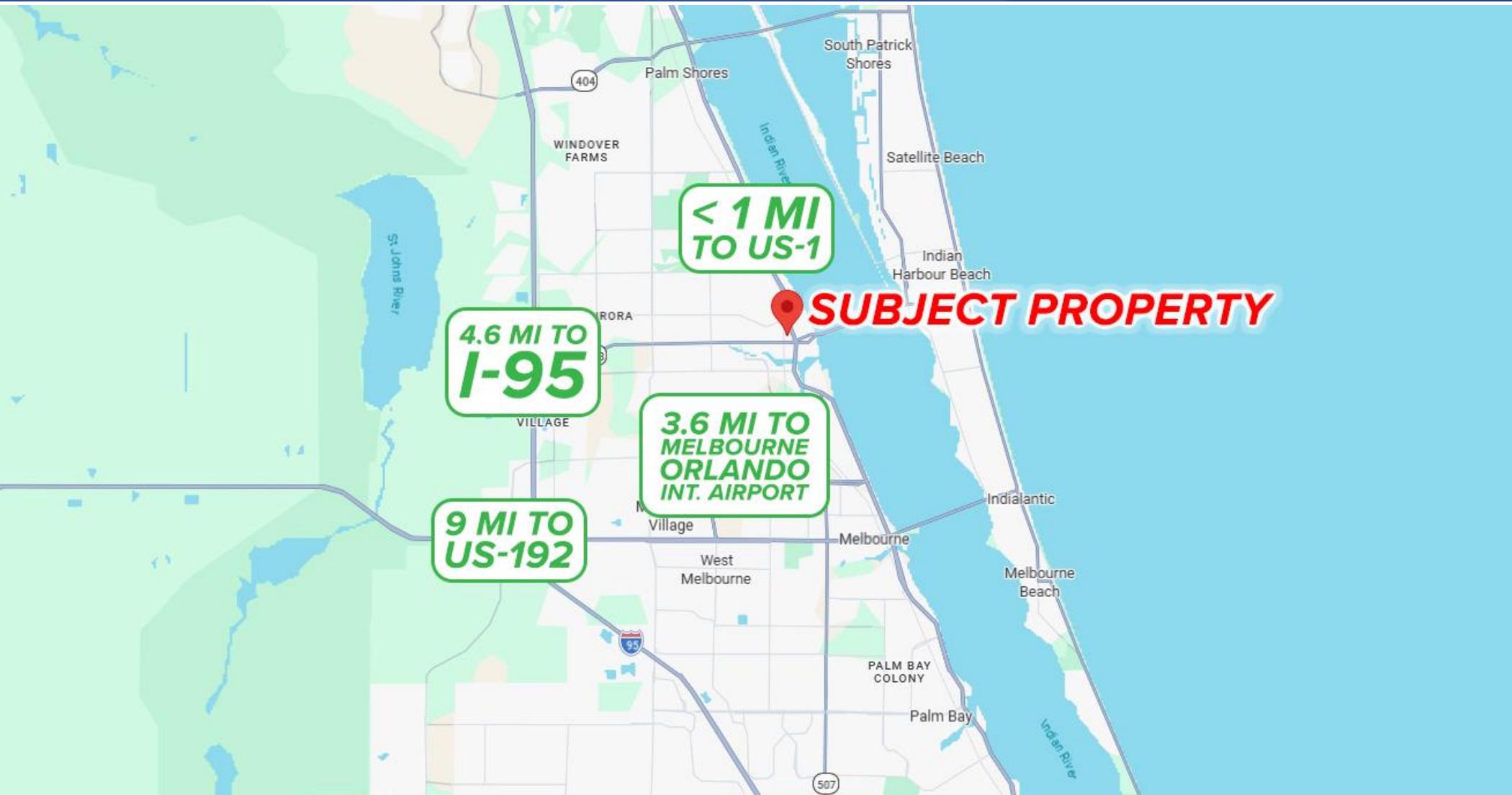
Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

PROXIMITY MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com