

Wickham Business Park

3030-3070 Venture Lane, Melbourne, FL 32934

FOR LEASE: Flex / Warehouse / Office in Heart of Melbourne



OFFERING SUMMARY

Available SF: 1,914 - 7,068 SF

Lease Rate: \$13.75 - 14 SF/yr (NNN)

Zoning: City of Melbourne Light
Industrial (M-1)

PROPERTY OVERVIEW

3050 #107: Est. 400 SF Office + 1,514 SF Warehouse = 1,914 SF
3060 #101-104: 7,068 SF. Est. 20% Office + 80% Warehouse
100% HVAC, City Water/Sewer & FPL Electric. Fiber Available in the Park
Each Unit up to 21' +/- Clear Height in Warehouse
Each Unit has One 12' Wide x 14' Tall +/- Grade Level Door
Ample Parking. Potential for Outdoor Storage/Overflow Vehicle Parking
Est. \$5.25 PSF OPEX (Includes Water & Dumpster)

LOCATION OVERVIEW

Conveniently positioned near Eau Gallie Blvd which is the primary connector between I-95, US1 and the beaches. Close proximity to the Melbourne International Airport, Eau Gallie Arts District (EGAD), and the rest of the schools, childcare and restaurants the area has to offer. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



Wickham Business Park

3030-3070 Venture Lane, Melbourne, FL 32934

Aerial



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

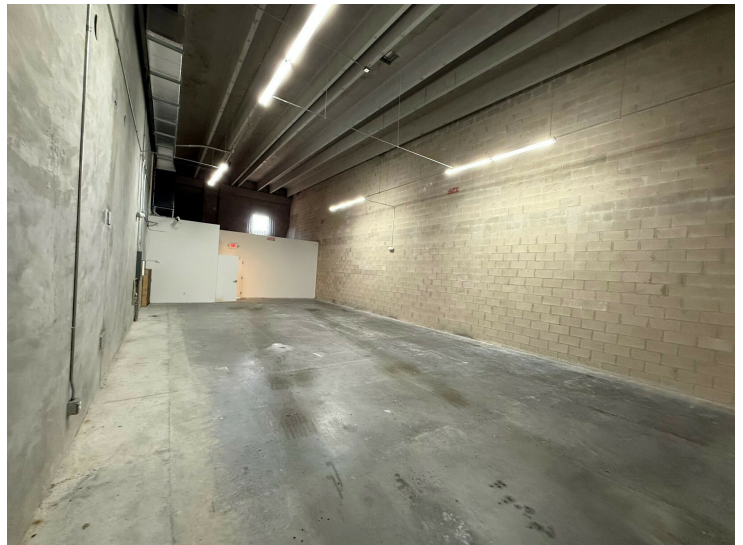
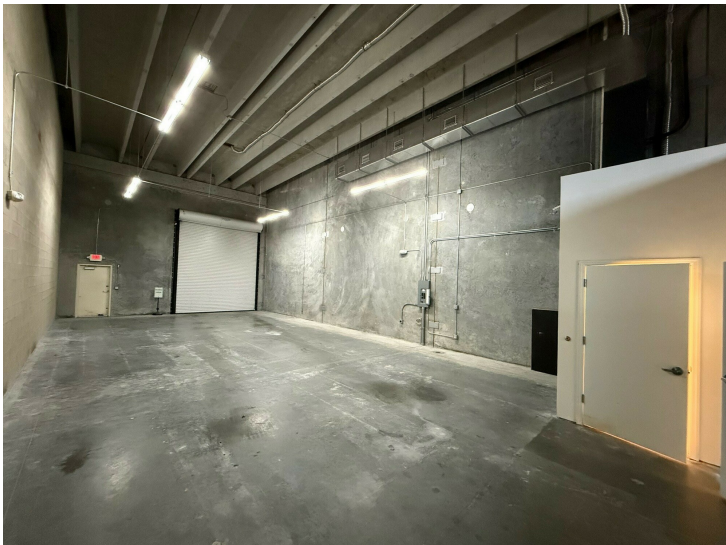
Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



Wickham Business Park

3030-3070 Venture Lane, Melbourne, FL 32934

3050 #107: Est. 400 SF Office + 1,514 SF Warehouse = 1,914 SF



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

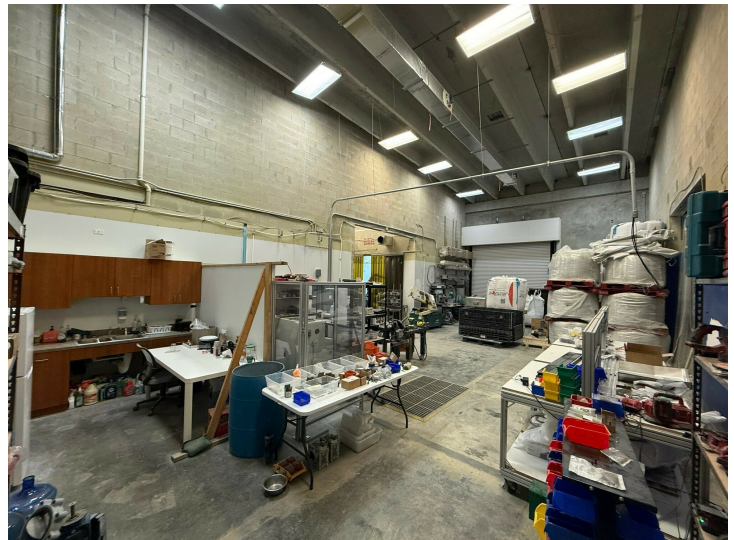
Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



Wickham Business Park

3030-3070 Venture Lane, Melbourne, FL 32934

3060 #101-104: Est. 20% Office + 80% Warehouse. 7,068 SF



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

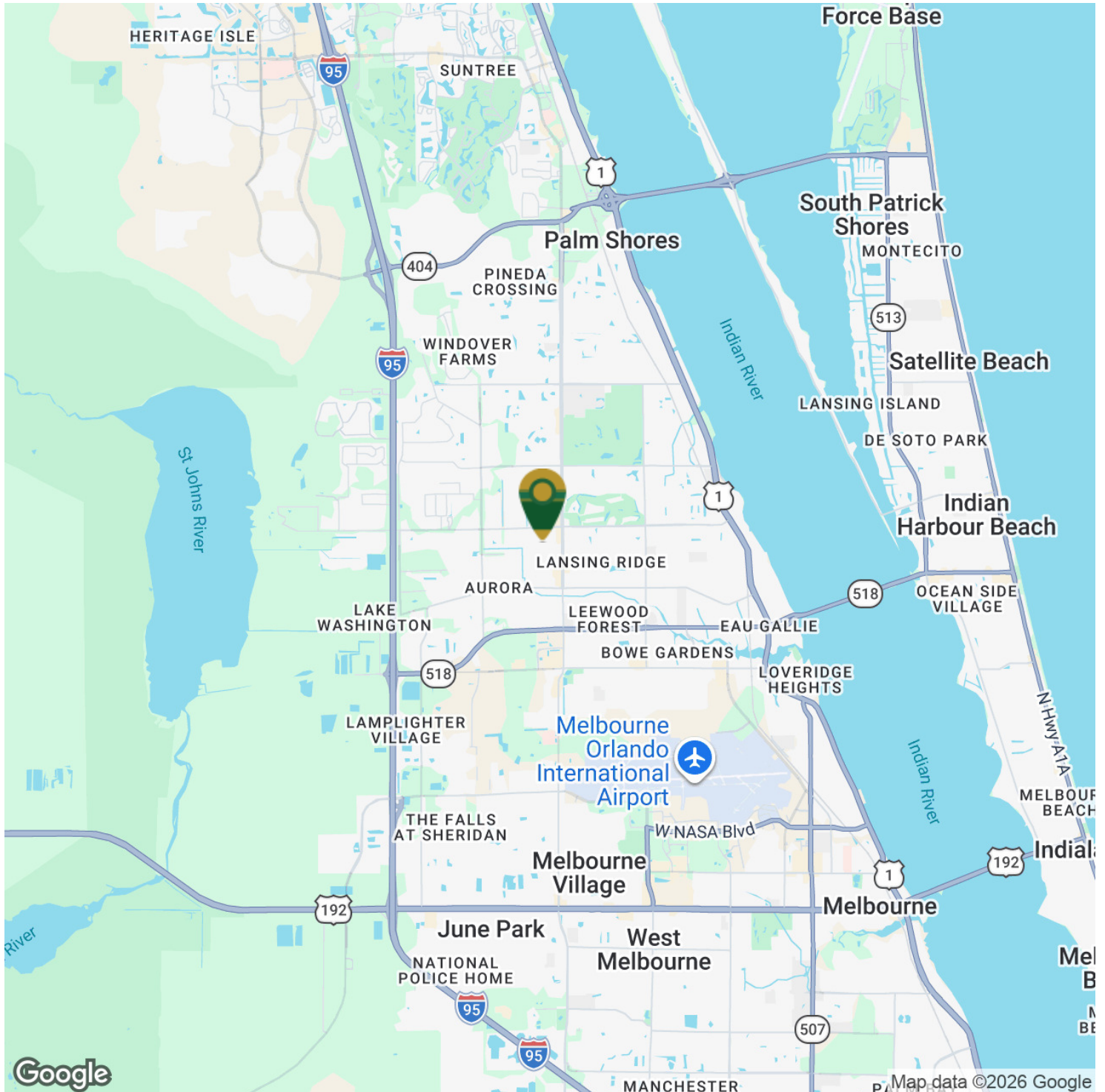
Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



Wickham Business Park

3030-3070 Venture Lane, Melbourne, FL 32934

Location Map



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian