



# For Lease | 1,125 - 2,250 SF Warehouse Space

2280 Avocado Ave, Melbourne, FL 32935

## Property Highlights:

- Fully renovated in 2022.
- Conveniently located just off US Hwy 1.
- Zoning & layouts ideal for businesses operating in light industrial industries.
- 12' x 14' grade-level loading doors for seamless material handling and deliveries.



**Asking Rate:**  
Contact Broker for Pricing



**Square Footage:**  
1,125 - 2,250 SF



**Clear Height / Door:**  
16' Clear / 12' x 14' Drive-in



**Parking Ratio:**  
1.46/1,000



**Zoning:**  
M-1



**Scan to  
Schedule  
a Tour**

**FOR MORE INFORMATION  
PLEASE CONTACT:**

**Kevin Delarosa**  
407.761.6190  
kdelarosa@kollektion.com

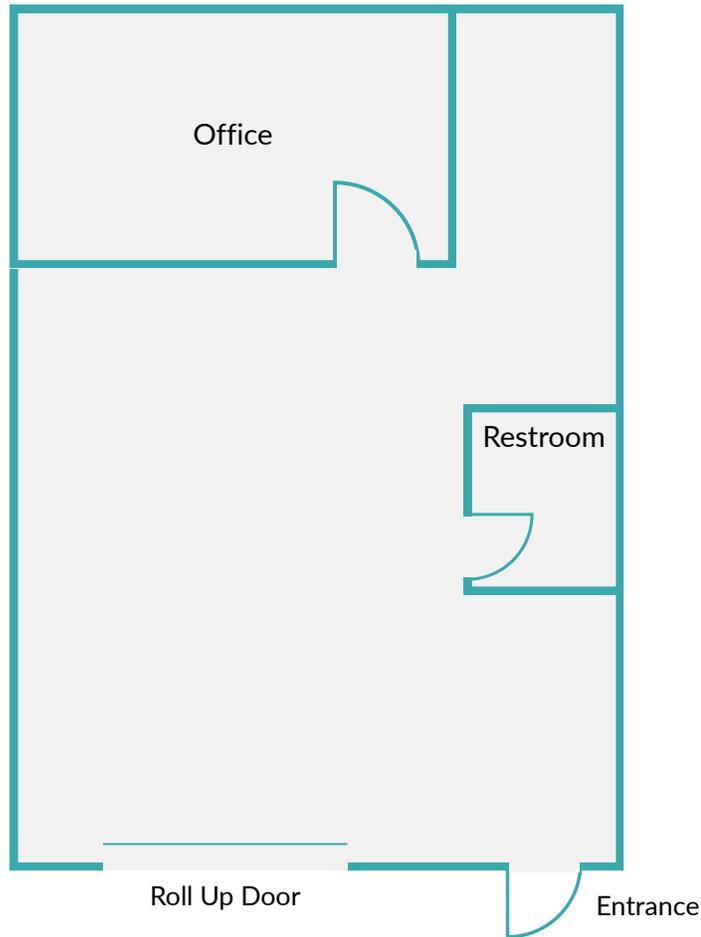
**Shalini Hersowitz**  
954.254.0824  
shersowitz@kollektion.com

**COLLEKTION  
PROPERTIES**

The information contained herein has been obtained from sources deemed reliable, however, Kollektion Properties makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

# UNIT #7

2,250 SF



*\*Floor plan is for illustrative purposes only. All dimensions and layouts are approximate and subject to change.*



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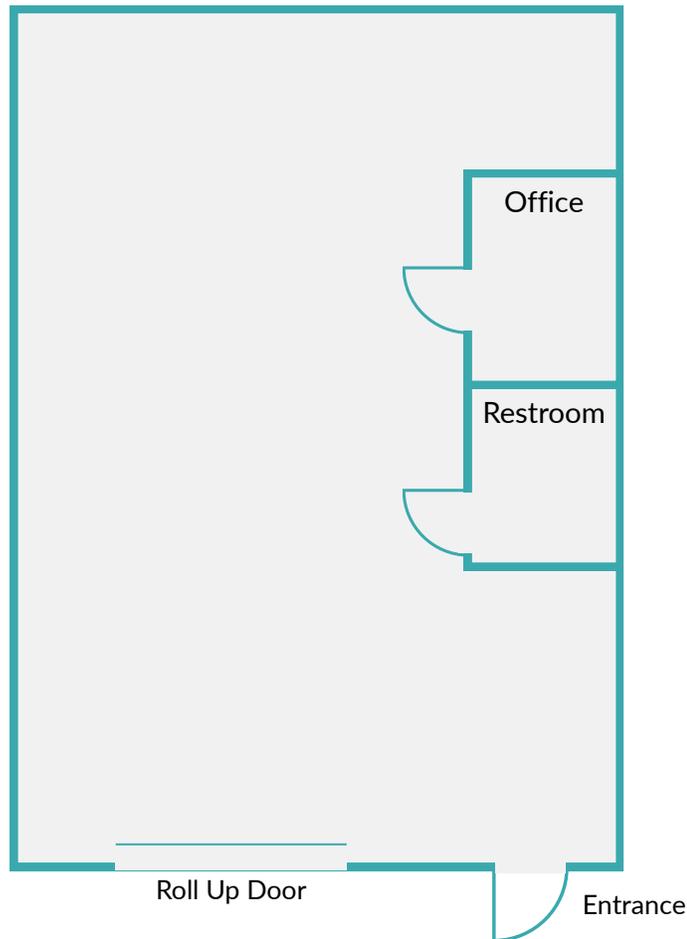
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# UNIT #10

2,250 SF



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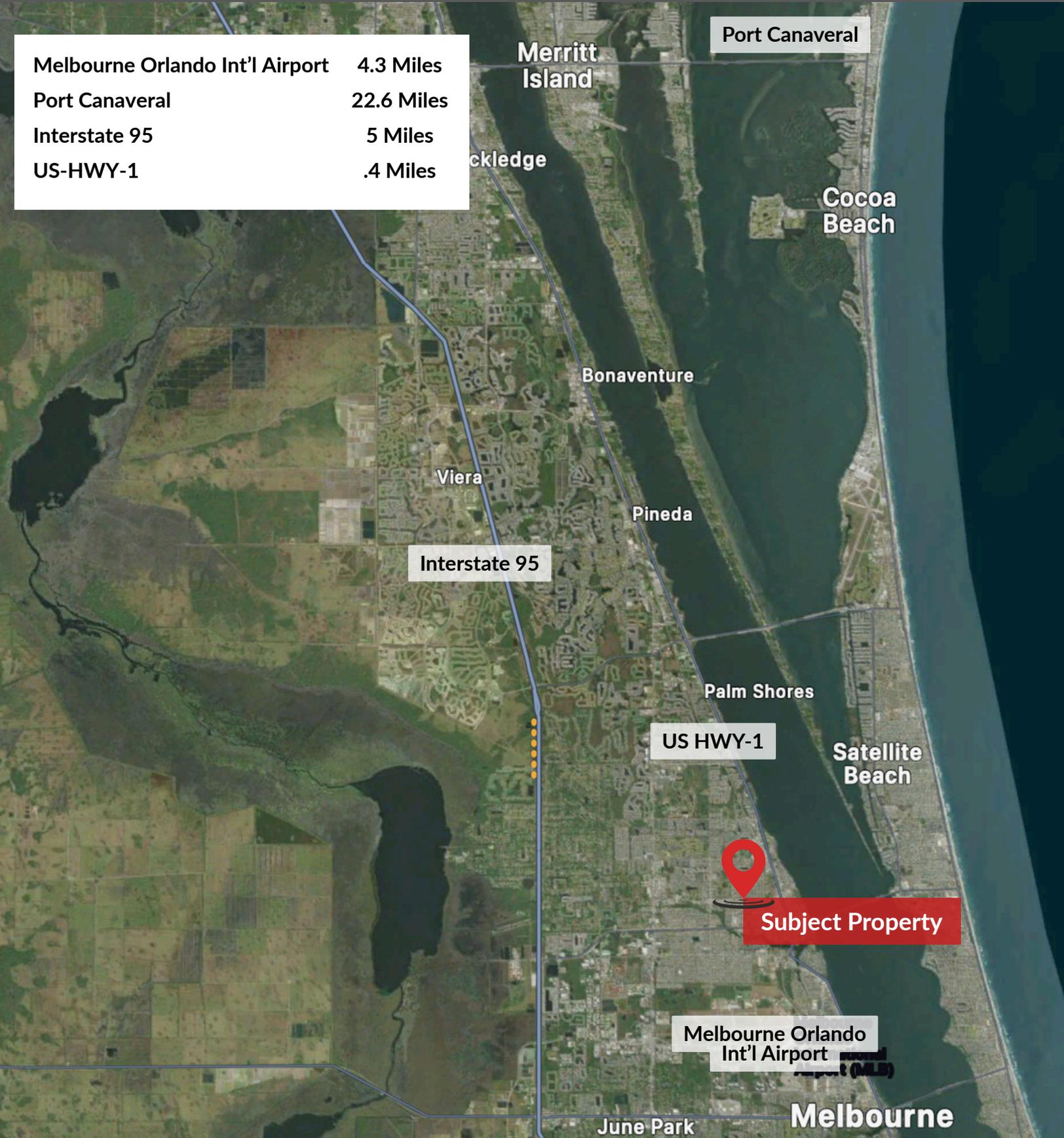
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Melbourne Orlando Int'l Airport	4.3 Miles
Port Canaveral	22.6 Miles
Interstate 95	5 Miles
US-HWY-1	.4 Miles



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