

**INDUSTRIAL/FLEX BUILDING FOR SALE**

# **5060 INDUSTRY DRIVE**

**MELBOURNE, FLORIDA 32904**

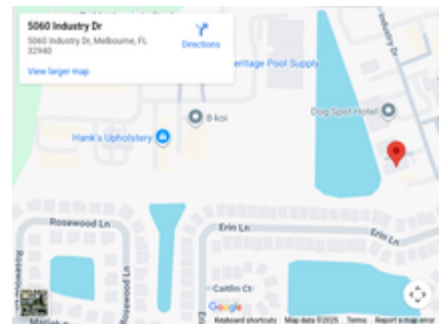


**JMREALESTATE.COM**

**FOR SALE – 6,289 SF INDUSTRIAL BUILDING**

**\$1,150,000 | IU ZONING | FLEXIBLE LAYOUT**

- Centrally located industrial business park
- Excellent access to I-95 and Pineda Causeway
- Monument & Building signage along Wickham Rd
- 6,289 SF building with grade-level roll-up door
- Configurable as one or two units
- Front: lobby, offices, two restrooms, and large showroom
- Rear: open warehouse with roll-up door and one restroom
- Three HVAC zones for efficiency and comfort
- IU zoning allows for a wide range of industrial and business uses
- 5070 Industry is also for sale. Bring your offer for both of these unique properties



**KATE GOMES**

**Licensed Commercial Agent**

**JM Real Estate, Inc.**

**Office: 321.242.2882 x 207**

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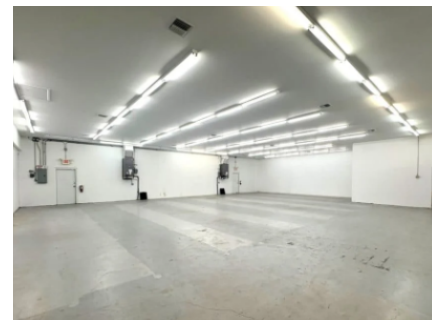
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Amazingly peaceful property, that backs up to a pond. The lush landscaping includes many healthy mango, banana, & peach trees



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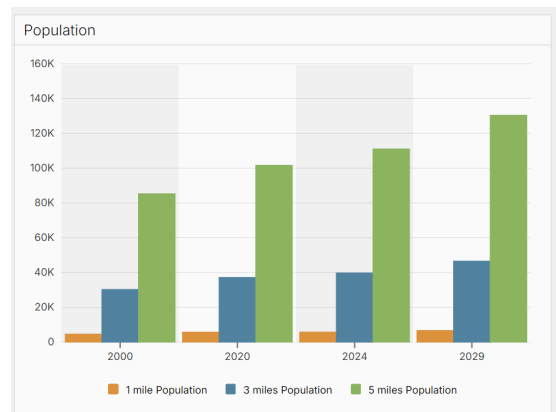
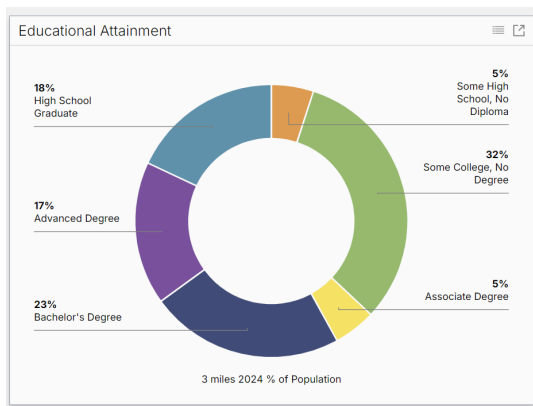
# 5060 INDUSTRY DRIVE

## MELBOURNE, FLORIDA 32904

### Population

	1 mile	3 miles	5 miles
2020 Population	5,787	37,216	101,673
2024 Population	5,824	39,827	111,034
2029 Population Projection	6,737	46,610	130,425
Annual Growth 2020-2024	0.2%	1.8%	2.3%
Annual Growth 2024-2029	3.1%	3.4%	3.5%
Median Age	48.4	49.4	46.7
Bachelor's Degree or Higher	35%	40%	39%
U.S. Armed Forces	22	128	899

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