

Wickham Business Park

3030-3070 Venture Lane, Melbourne, FL 32934

FOR LEASE: Flex / R&D / Office in Heart of Melbourne



OFFERING SUMMARY

Available SF: 10,800 SF

Lease Rate: \$15.00 SF/yr (NNN)

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

PROPERTY OVERVIEW

Est 20% Office + 80% Open Configuration
Carpet/Drop Ceiling Throughout. +/- 24' Clear Height if Drop Ceiling Removed
One 12' Wide x 14' Tall +/- Grade Level Door
100% HVAC. City Water/Sewer, 3-Phase FPL Electric, AT&T Fiber
Ample Parking. Potential for Outdoor Storage/Overflow Vehicle Parking
M-1 Zoning: Light Assembly/Manufacturing, Office, Warehousing & More!
LL would Consider Subdividing Subject to Lease Terms & Tenant Credit
Est. \$4.89 PSF OPEX (Includes Water/Sewer)

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!

Zachary Ullian

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

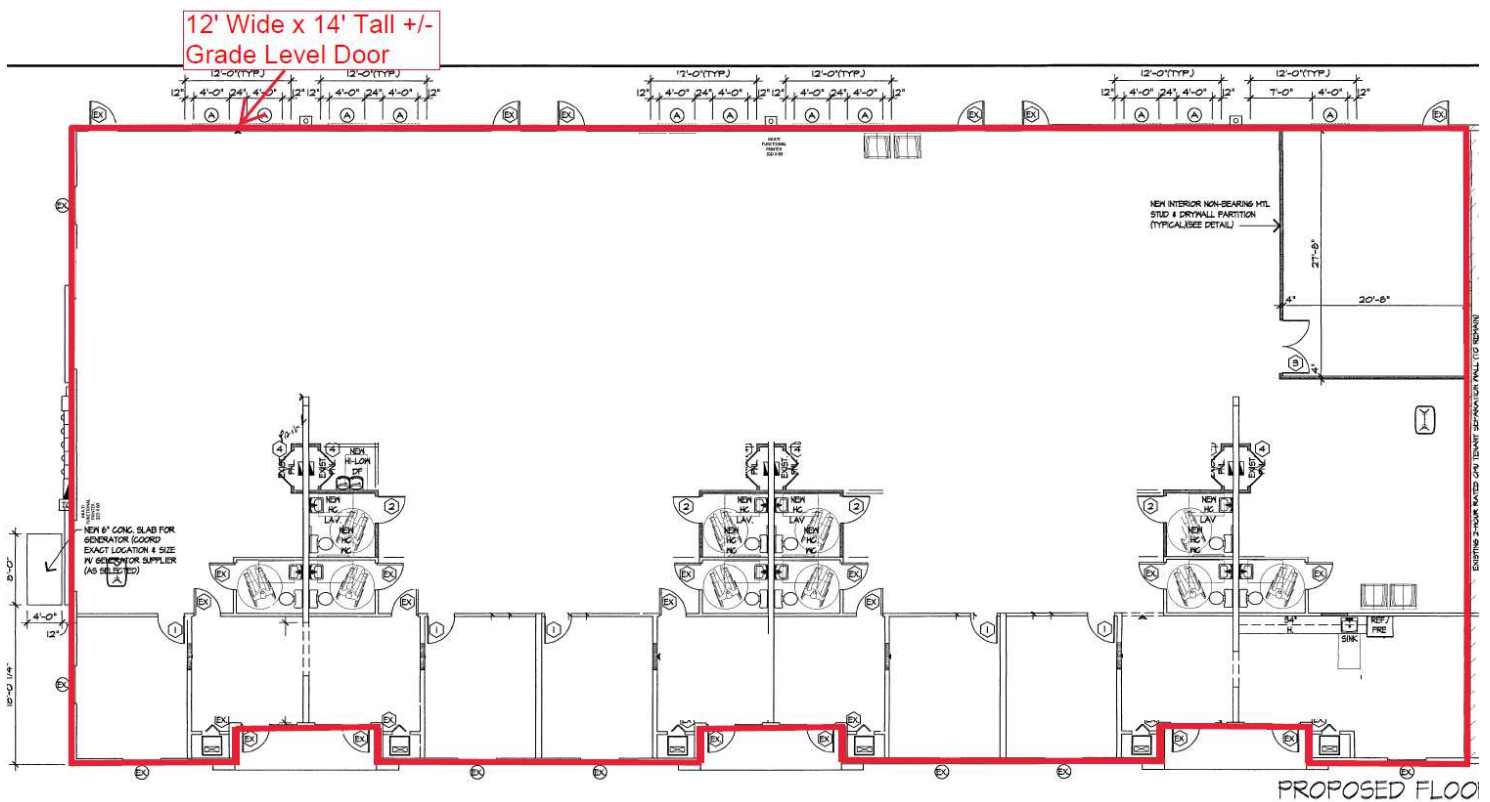
Michael S. Ullian, President, CCIM, SIOR

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Floor Plan



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Additional Photos



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Potential Outdoor Storage / Overflow Vehicle Parking



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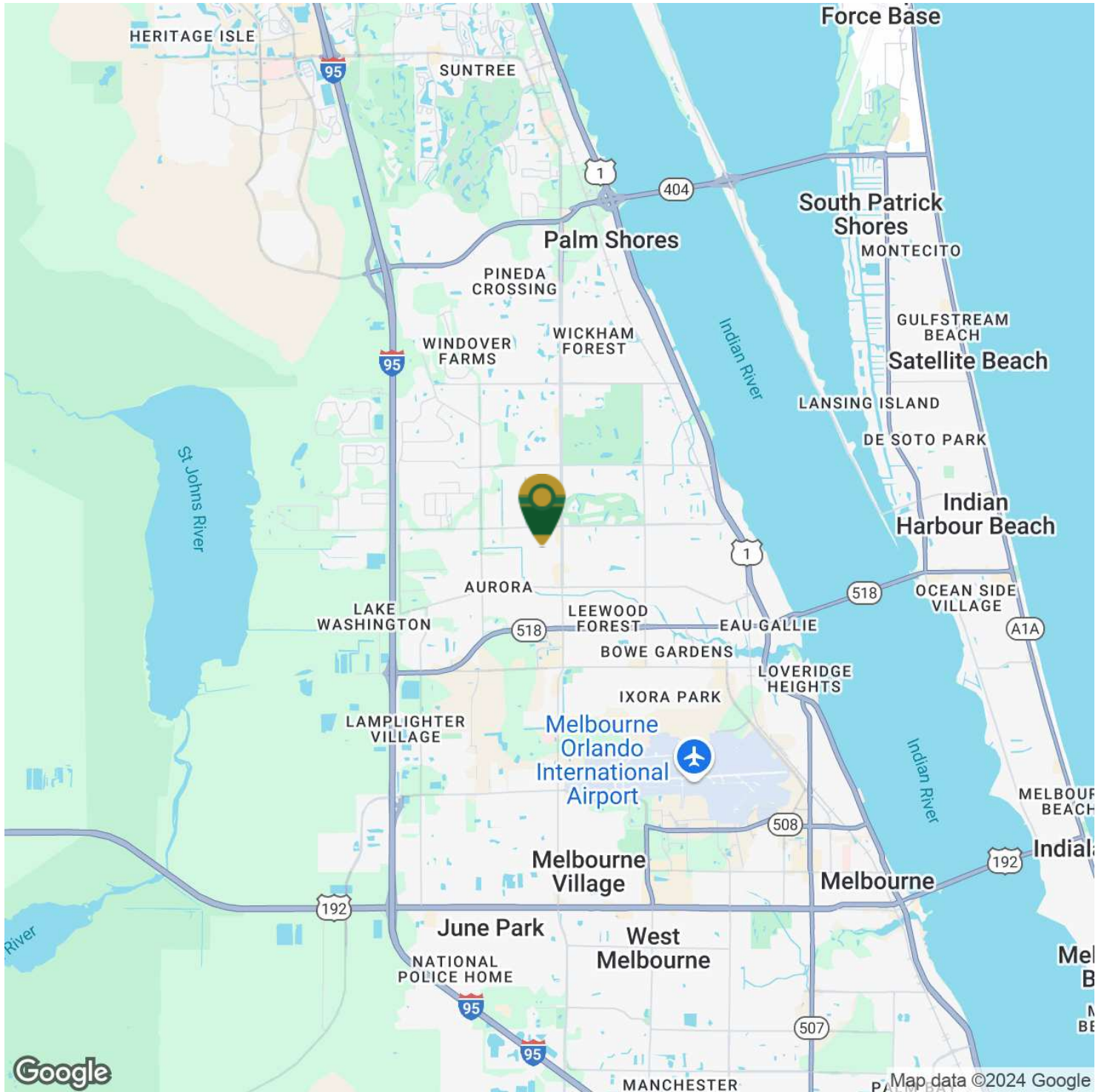
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Location Map



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