

3 Building Bundle

21,400 Total SF

2,400 SF Building • 5,000 SF Building • 14,000 SF Building

Bundle Price: \$2,995,000



**Christenson
Commercial
REAL ESTATE**

8800 SW FISHERMAN'S WHARF DRIVE • STUART FL 34997

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the highlights.

- ✓ **3 Buildings Totaling 21,440 of Total Industrial Space**
- ✓ **Located Directly on US-1 in Central Brevard County**
- ✓ **Close Proximity to: I-95 (6.9 Miles) & Melbourne Orlando International Airport (3.5 Miles)**
- ✓ **Clear Ceiling Height up to 23'**
- ✓ **All Buildings Include Drive-in / Grade Level Doors**

available buildings.

2490 S Harbor City Blvd	2,440 SF
1201-1209 Wh Jackson St	5,000 SF
2500 S Harbor City Blvd	14,000 SF

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2490 S Harbor City Blvd

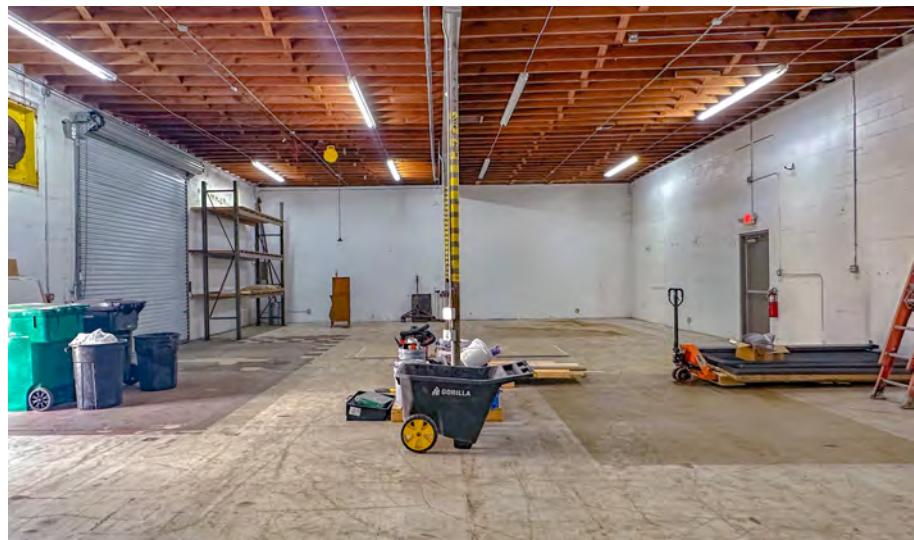
2440 SF | Clear Ceiling Height - 14'

This meticulously renovated 2,440-square-foot concrete office/warehouse, originally constructed in 1959 and updated in 2018, offers a compact yet functional design on a 0.34-acre (14,810-square-foot) lot. The property features a versatile layout with approximately 0.5% dedicated to office space, complemented by 14-foot clear heights for ample vertical storage or operational flexibility. Key upgrades include two convenient drive-in doors, enhancing accessibility for a range of business needs.

Property Facts.

Rentable Building Area	2,440 SF
Property Type	Flex
Sale Type	Investment or Owner User
Zoning	C2
Year Built /Renovated	1959/2019
Lot Size	0.34 AC
Parking Ratio	3.57/1,000 SF

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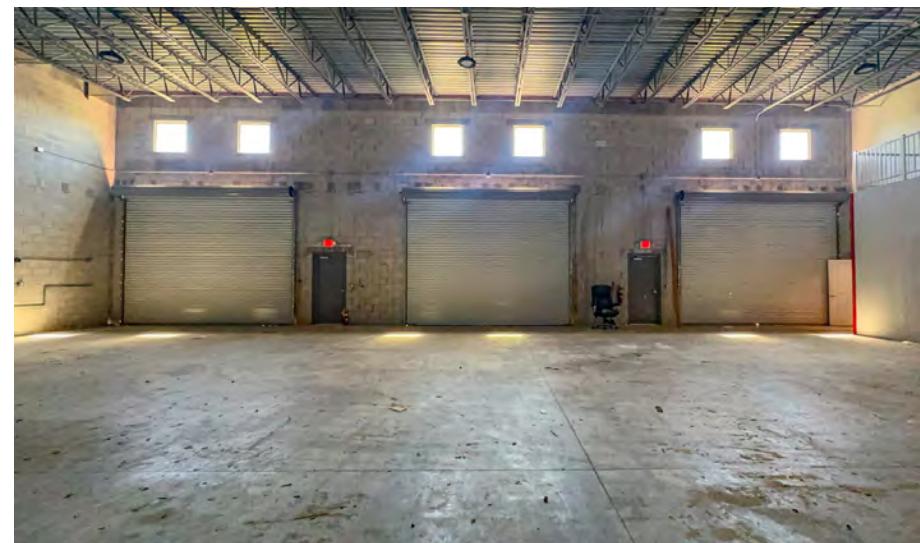
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1201-1209 Wh Jackson St.

5000 SF | Clear Ceiling Height - 23'

This modern 5,000-square-foot concrete office/warehouse, built in 2018, offers a versatile layout with 2,000 square feet of office space, including 10 individual offices and two bathrooms. It features 23-foot clear heights for efficient storage and operations, three 12x14 overhead doors for easy loading and unloading, and a well-designed warehouse layout to optimize workflow and storage.



Property Facts.

Total Building Size	5,000 SF
Property Type	Industrial
Building Class	B
Zoning	C2
Year Built	2018
Lot Size	0.30 AC
No. Stories	2

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2500 S Harbor City Blvd.

14,000 SF | Clear Ceiling Height - 16'2"

This modernized 14,000-square-foot concrete office/warehouse, originally built in 1959 and thoughtfully renovated in 2018, offers a versatile layout with approximately 40% dedicated to office space and 60% to warehouse functionality. Key features include 18-foot clear heights, an elevator, and full HVAC coverage for year-round comfort. The property boasts a 12x14 overhead door, multiple private offices, five well-appointed bathrooms, a fully equipped kitchen, comfortable break rooms, and spacious, clean assembly work areas ideal for various operations.



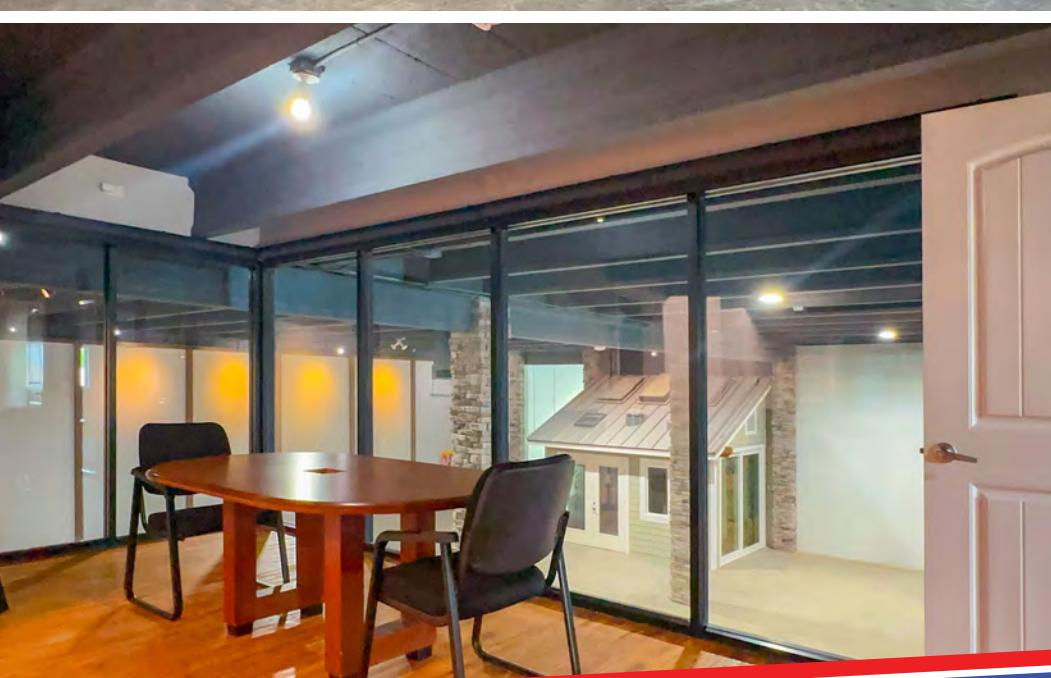
Property Facts.

Total Building Size	14,000 SF
Property Type	Flex
Property Subtype	Light Manufacturing
Zoning	CC2 - C2 General Commercial
Year Built /Renovated	1959/2019
Lot Size	0.80 AC
Parking Ratio	3.57/1,000 SF

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