

2280 Avocado Ave

MELBOURNE, FL 32935

FOR LEASE

\$8.50 SF/Yr NNN

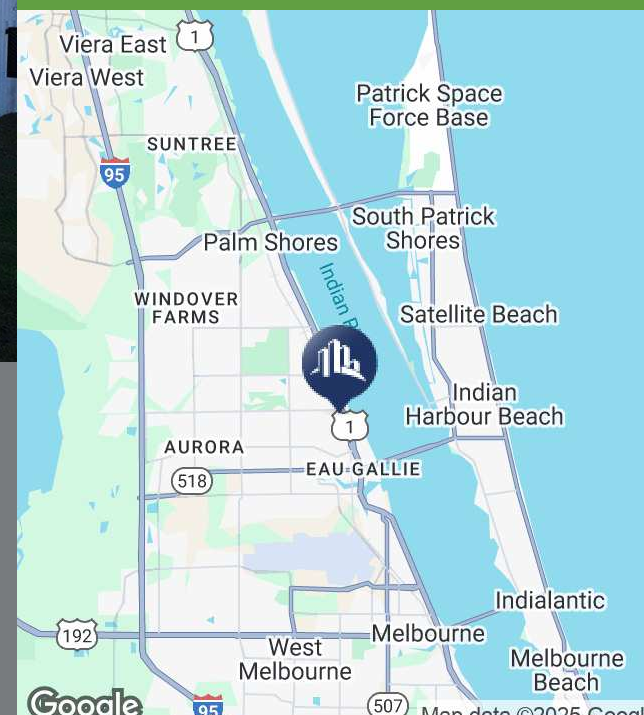


HIGHLIGHTS

- Fully Renovated Building and Units (2022)
- Rent credits available!
- 16' Ceiling Height, 12' x 14' Drive-In Door
- Equipped with security cameras & fire sprinklers
- Phase 1 - 200 Amps, Zoned M1
- Includes office with AC
- Excellent location just off of Highway US 1

PROPERTY FEATURES

2,250 +/-SF warehouse available for immediate occupancy. Excellent location near US Hwy 1, just north of Eau Gallie Blvd. in Melbourne. The units feature a 12' x 14' grade level door, phase 1 (200 amps) power, 16' ceiling height, restroom, air-conditioned office, and fire sprinklers. The property and all bays were fully renovated in 2022 and the building is equipped with security cameras. Don't miss this opportunity to secure this prime warehouse space in an excellent location. Contact our office to schedule a viewing and take the next step in growing your business. Rent credits available!



FLINT & ASSOCIATES

SperryFlint.com



James Flint, CCIM

PRESIDENT

321.252.9090

james.flint@sperrycga.com

FL #BK3313539

Each office independently owned and operated.

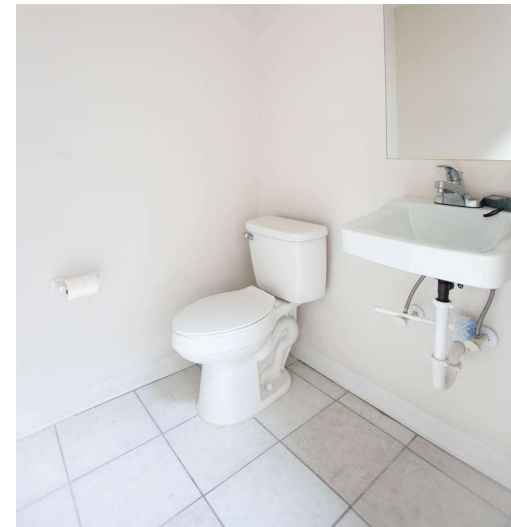
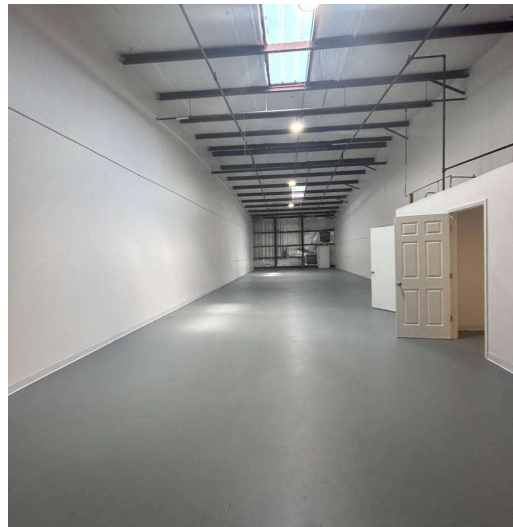
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2280 Avocado Ave

MELBOURNE, FL 32935

FOR LEASE

\$8.50 SF/Yr NNN



FLINT & ASSOCIATES

SperryFlint.com



James Flint, CCIM

PRESIDENT

321.252.9090

james.flint@sperrycga.com

FL #BK3313539

Each office independently owned and operated.

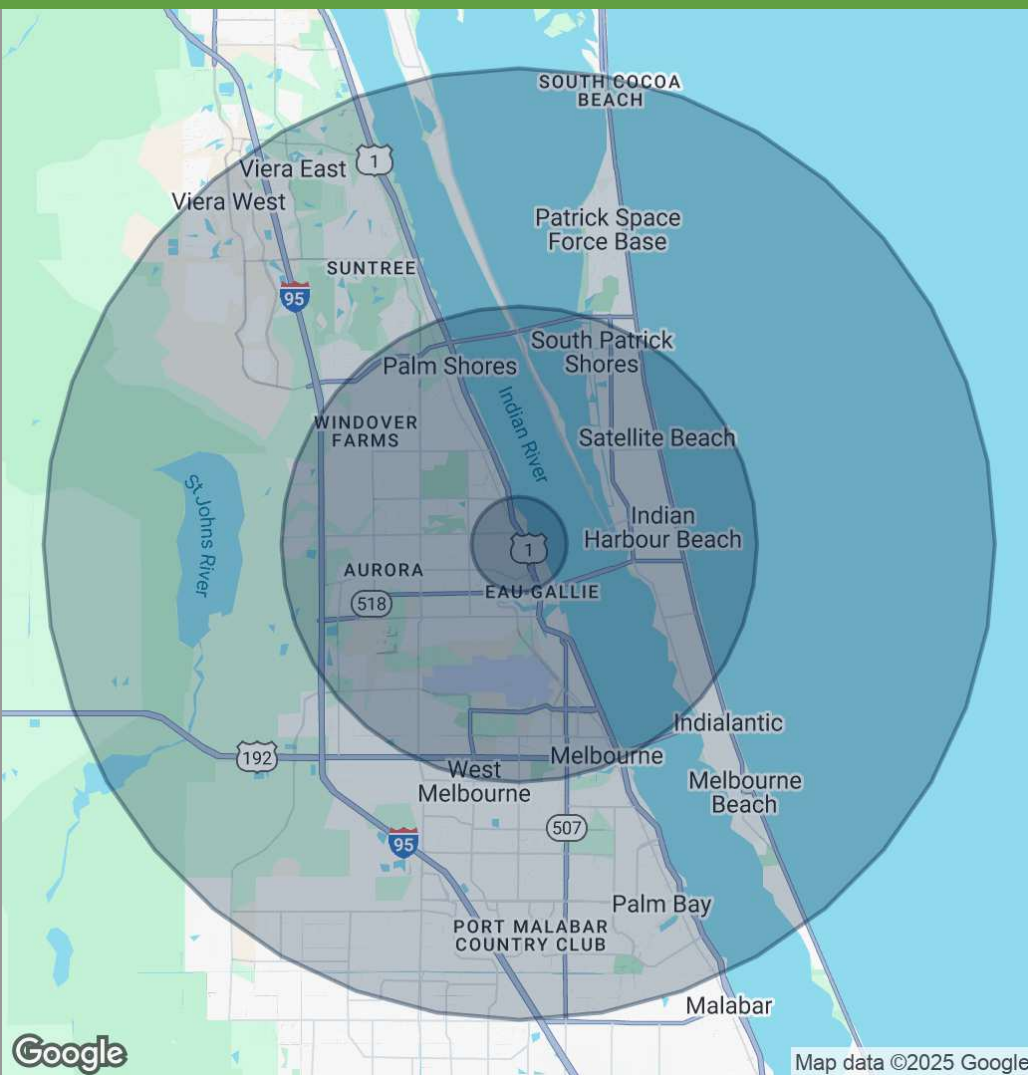
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2280 Avocado Ave

MELBOURNE, FL 32935

FOR LEASE

\$8.50 SF/Yr NNN



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	8,227	118,740	299,551
Median age	44	47	46
Median age (Male)	42	45	45
Median age (Female)	45	48	47

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	3,672	51,770	127,610
# of persons per HH	2.2	2.3	2.3
Average HH income	\$75,364	\$105,153	\$102,758
Average house value	\$318,539	\$414,648	\$402,686

** Demographic data derived from 2020 ACS - US Census*



James Flint, CCIM

PRESIDENT

321.252.9090

james.flint@sperrycga.com

FL #BK3313539

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



FLINT & ASSOCIATES

SperryFlint.com