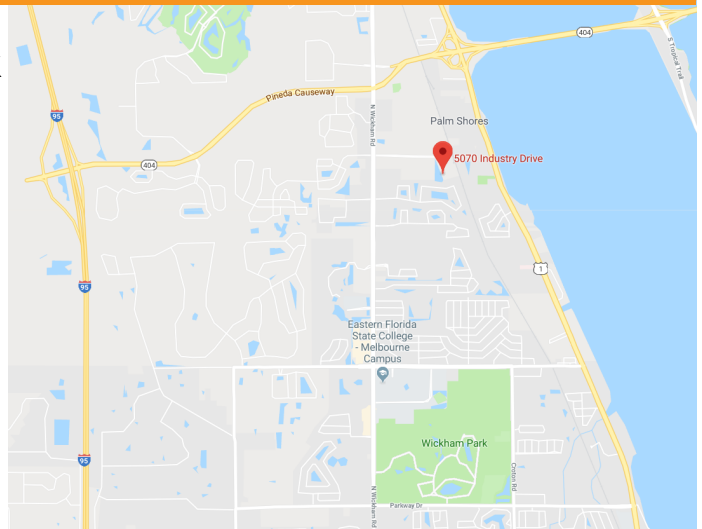


INDUSTRIAL/FLEX BUILDING FOR LEASE

5070 INDUSTRY DRIVE
Melbourne, FL 32940



- Centrally Located Industrial Business Park
- Easy Access to I-95 & Pineda Causeway
- 5,940 SF Building
- Grade Level Roll Up Door(s)
- Private Offices & Large Entry Lobby
- Large Open Area Ideal for Storage, Showroom or Open Office Space
- Two Restrooms and a Kitchenette
- Air Conditioned Warehouse
- Storage Shelving & Racks Negotiable
- Many Available Uses IU, BU-1, BU-2
- \$16/SF/YR Gross



Kate Gomes

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COMMERCIAL
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DEMOGRAPHICS	1 mile	3 mile	5 mile
2024 Population	18,014	105,598	250,904
2029 Pop. Projection	19,576	115,491	274,629
Growth 2024-2029	1.7%	1.9%	1.9%
Median Age	49.8	46.9	46.8
Bachelor's or Higher	37%	39%	38%
Average Income	\$113,806	\$104,396	\$100,002



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