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14,600 SQFT INDUSTRIAL COLD STORAGE & DISTRIBUTION  
LEASING OPPORTUNITY  
LEASING TERMS: \$16.25 + NNN 3-5 YEAR TERM

**875 CREEL ST • MELBOURNE, FL 32935**



# INVESTMENT HIGHLIGHTS

## PROPERTY HIGHLIGHTS

Address: 875 Creel St, Melbourne, FL 32935

Acres: .58 Acres

Current Zoning: C-E

Current Use: Industrial Baking and Cold Storage

Total Unit Size: RSF 14,600

Electrical: 3 Phase

## MAJOR ROADWAYS & IMPORTANT LOCATIONS

I-95 North/South: 4.7 Miles

US-1: 0.1 Miles

192: 4.4 Miles

Orlando International Airport: 59 Miles

Melbourne International Airport: 3.6 Miles

## DEMOGRAPHICS

Population: 131,463 (5 miles) 293,450 (10 Miles)

Households: 58,155 (5 Miles) 125,786 (10 Miles)

Income: \$86,662 (5 Miles) \$83,754 (10 Miles)

## BUILDING SPECS

Parking Spots: 14

Year Built: 1963 Renovated 2018/19

Building Stories: Single with 2nd floor apartment

2 Loading Bays: 9x 6'7 & 10x10 with 7 additional loading parking spaces

Clear Height: 12ft Interior

Cold Storage: 1,630 SF / C.F. 19,077

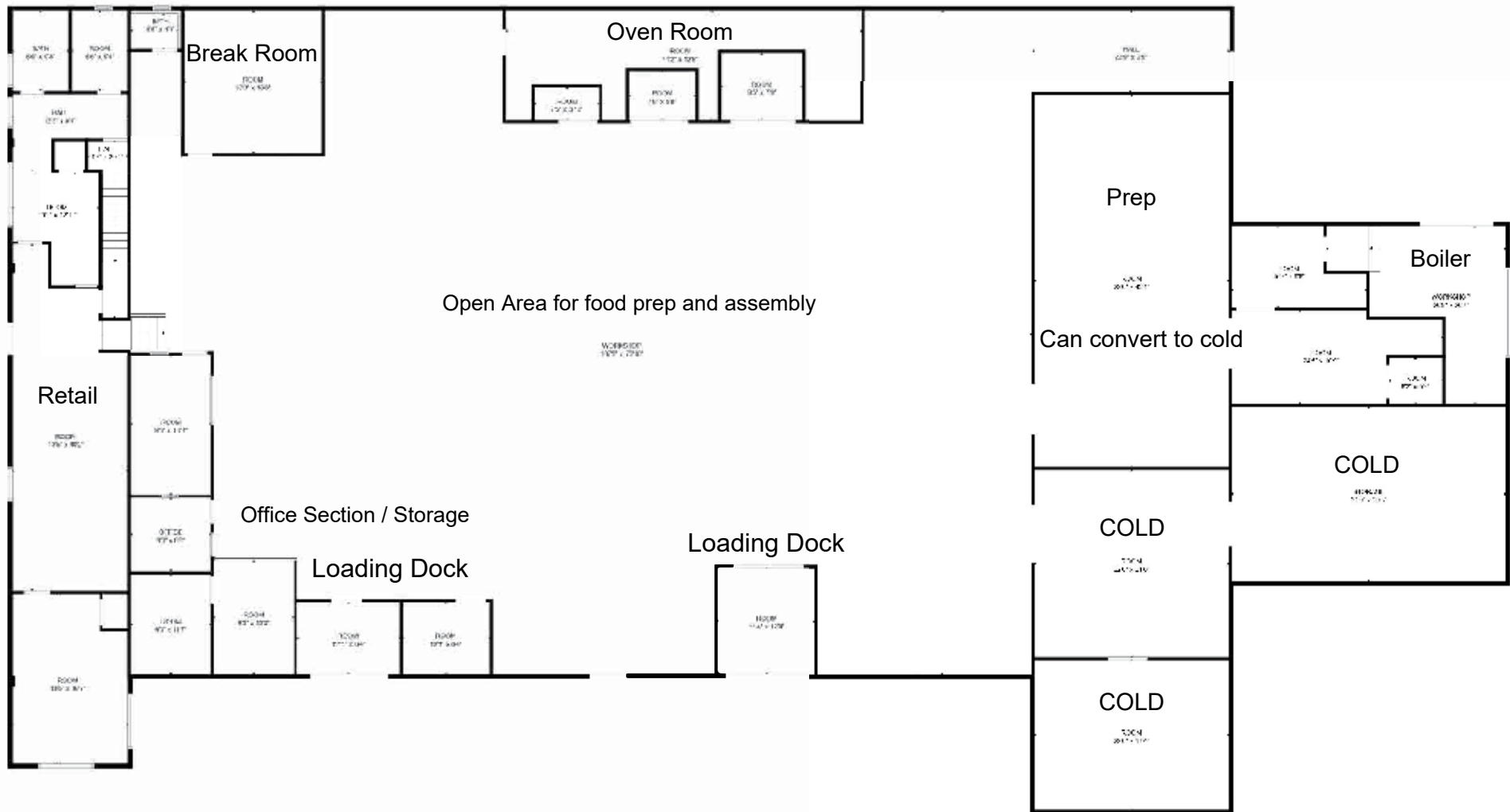
1,012 SF / C.F. 13,407 that can be converted into Cold Storage



## PROPERTY DESCRIPTION

Discover a versatile 14,000 sqft industrial property with cold storage and commercial baking capabilities. Its spacious layout facilitates manufacturing, refrigerated storage, and specialized baking operations, ideal for food production. Strategically located for logistical efficiency, it offers convenient access to major transportation routes. With ample parking and loading areas, it supports seamless logistics and material movement.

This property is a prime opportunity for businesses in the food industry, manufacturing, or distribution sectors to establish or expand operations. Whether producing perishable goods or baked items, this facility provides the infrastructure necessary for success in a dynamic industrial landscape.



Total: 14,600 SQFT

**TOTAL: 6553 sq. ft**

FLOOR 1: 5388 sq. ft, FLOOR 2: 1165 sq. ft

EXCLUDED AREAS: STORAGE: 645 sq. ft, WORKSHOP: 6605 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



# R-Value of Building Materials

Material	R/ Inch	R/ Thick- ness
<b>Insulation Materials</b>		
Fiberglass Batt	3.14	
Fiberglass Blown (attic)	2.20	
Fiberglass Blown (wall)	3.20	
Rock Wool Batt	3.14	
Rock Wool Blown (attic)	3.10	
Rock Wool Blown (wall)	3.03	
Cellulose Blown (attic)	3.13	
Cellulose Blown (wall)	3.70	
Vermiculite	2.13	
Air-entrained Concrete	3.90	
Urea terpolymer foam	4.48	
Rigid fiberglass (> 4 lb/ft <sup>3</sup> )	4.00	
Expanded Polystyrene (bead-board)	4.00	
Extruded Polystyrene	5.00	
Polyurethane (foamed-in-place)	6.25	
Polyisocyanurate (foil-faced)	7.20	
<b>Construction Materials</b>		
Concrete Block 4 inch		0.80
Concrete Block 8 inch		1.11
Concrete Block 12 inch		1.28
Brick 4 inch common		0.80
Brick 4 inch face		0.44
Poured Concrete	0.08	
Soft Wood Lumber	1.25	
2 inch nominal (1 1/2 inch)		1.88
2 x 4 (3 1/2 inch)		4.38
2 x 6 (5 1/2 inch)		6.88
Cedar Logs and Lumber	1.33	
<b>Sheathing Materials</b>		
Plywood	1.25	
1/4 inch		0.31
3/8 inch		0.47
1/2 inch		0.63
5/8 inch		0.77
3/4 inch		0.94
Fiberboard	2.64	
1/2 inch		1.32
25/32 inch		2.06
(1/2 inch air space)		2.04
(3/4 inch air space)		2.38
(1/2 inch w/ low-E 0.20)		3.13
(w/ suspended film)		2.77
(w/ 2 suspended films)		3.85
(w/ suspended film and low-E)		4.05
Triple insulating glass		2.56
(1/4 inch air spaces)		
(1/2 inch air spaces)		3.23
Addition for tight fitting drapes or shades, or closed blinds		0.29

Material	R/ Inch	R/ Thick- ness
Fiberglass (3/4 inch)		3.00
(1 inch)		4.00
(1 1/2 inch)		6.00
Extruded Polystyrene (3/4 inch)		3.75
(1 inch)		5.00
(1 1/2 inch)		7.50
Foil-faced Polyisocyanurate		5.40
(3/4 inch)		
(1 inch)		7.20
(1 1/2 inch)		10.80
<b>Siding Materials</b>		
Hardboard (1/2 inch)		0.34
Plywood (5/8 inch)		0.77
(3/4 inch)		0.93
Wood Bevel Lapped		0.80
Aluminum, Steel, Vinyl		0.61
(hollow backed)		
(w/ 1/2 inch Insulating board)		1.80
Brick 4 inch		0.44
<b>Interior Finish Materials</b>		
Gypsum Board (drywall 1/2 inch)		0.45
(5/8 inch)		0.56
Paneling (5/8 inch)		0.47
<b>Flooring Materials</b>		
Plywood	1.25	
(3/4 inch)		0.93
Particle Board (underlayment)	1.31	
(5/8 inch)		0.82
Hardwood Flooring	0.91	
(3/4 inch)		0.68
Tile, Linoleum		0.05
Carpet (fibrous pad)		2.08
(rubber pad)		1.23
<b>Roofing Materials</b>		
Asphalt Shingles		0.44
Wood Shingles		0.97
<b>Windows</b>		
Single Glass		0.91
w/storm		2.00
Double insulating glass		1.61
(3/16 inch) air space		
(1/4 inch air space)		1.69
<b>Doors</b>		
Wood Hollow Core Flush		2.17
(1 3/4 inch)		
Solid Core Flush (1 3/4 inch)		3.03
Solid Core Flush (2 1/4 inch)		3.70
Panel Door w/ 1/16 inch Panels		1.85
(1 3/4 inch)		
Storm Door (wood 50% glass)		1.25
(metal)		1.00
Metal Insulating		15.00
(2 inch w/ urethane)		
<b>Air Films</b>		
Interior Ceiling		0.61
Interior Wall		0.68
Exterior		0.17
<b>Air Spaces</b>		
1/2 inch to 4 inch approximately		1.00

## 875 Creel Street - R Values

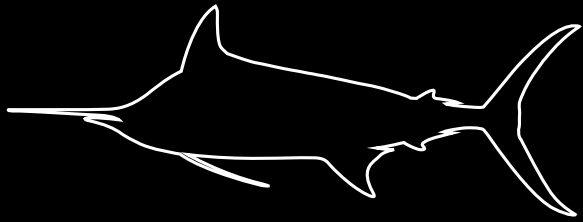
Location	Material	Thickness	R-Value
Roof	Firestone Insulation Board	3 inches	18.2
Interior Ceiling	Batts	6 inches	19.0
<b>TOTAL ROOF</b>			<b>R-37.2</b>
Walls - interior	Foam board under FRP	1.5 inches	7.5
Walls - exterior	Concrete block	8"	1.1
<b>TOTAL WALLS</b>			<b>R-8.6</b>
Freezer walls & ceiling	Foam inside metal shell	4"	25.0
Freezer - new shell	Polyurethane foam sprayed in	5"	31.3
			<b>R-56.3</b>

### SUMMARY

Roof/Ceiling	R-37.2
Walls	R- 8.6
Freezer	R-56.3







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