

Waelti Warehouse Complex

7275-7279 Waelti Drive, Melbourne, FL 32940

Flex / Office / Warehouse Units in the Suntree/Viera Community!



OFFERING SUMMARY

Available SF: 1,000 SF

Lease Rate: \$17.50 SF/yr (MG)

Acreage: 1.14 Acres

Facility SF: 11,816 SF

Zoning: Brevard County (BU-2)

PROPERTY OVERVIEW

Unit 2: 1,000 SF: Open Space. 100% HVAC. Carpet & Drop Ceiling. 1 Restroom

Unit 10: est. 400 SF HVAC Office + 600 SF Warehouse = 1,000 SF Total

Each Unit has a 10' x 10' +/- Grade Level Overhead Door

Warehouse Ceiling Height Ranges 10' - 12' +/-

Zoning: Contractor's Office, Automotive, Wholesaling, Warehousing & More!

Utilities: City of Cocoa Water, Septic, 3-Phase FPL Electric

Gross Lease. No CAM! Tenant Pays Sales Tax, Utilities, Interior Upkeep, etc.

Minimum 1-Year Lease

LOCATION OVERVIEW

Located in the heart of Suntree just off of Wickham Road. Close proximity to the Brevard Zoo, Health First Viera Hospital, Suntree Country Club and all of the other shopping, dining, daycare, education and residential that the Suntree / Viera community has to offer. US1 is 1-mile away and Interstate 95 is 3-miles away. Make this the future home for your business today!

Zachary Ullian

Broker Associate

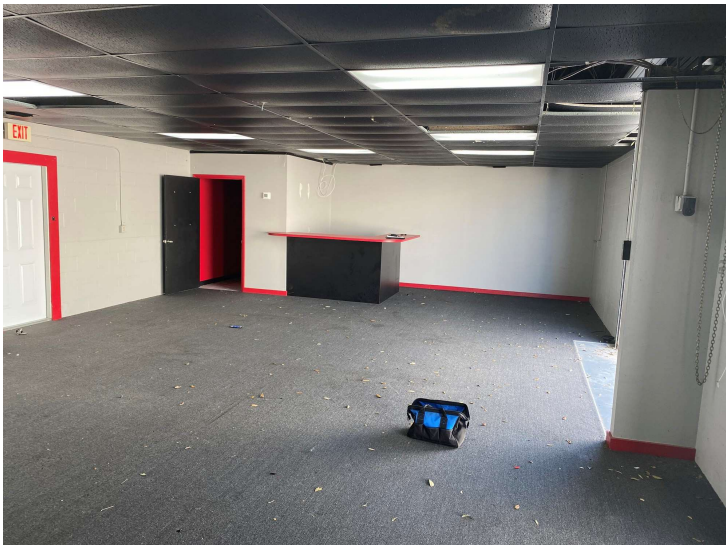
Cell: 321.750.3439

zach@ullianrealty.com

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Unit 2 Photos (1,000 SF)



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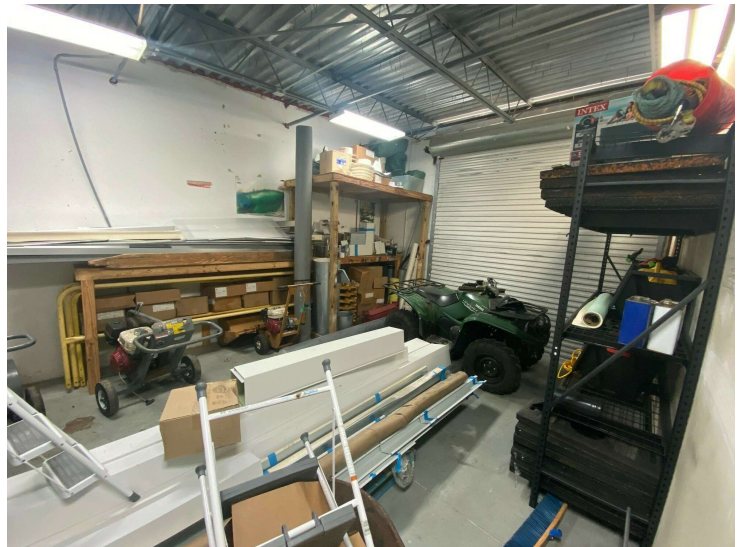
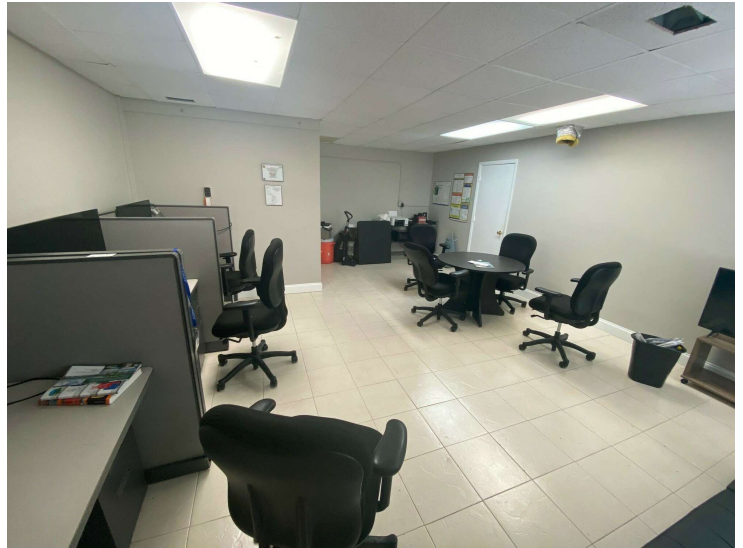
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Unit 10 (1,000 SF) Photos



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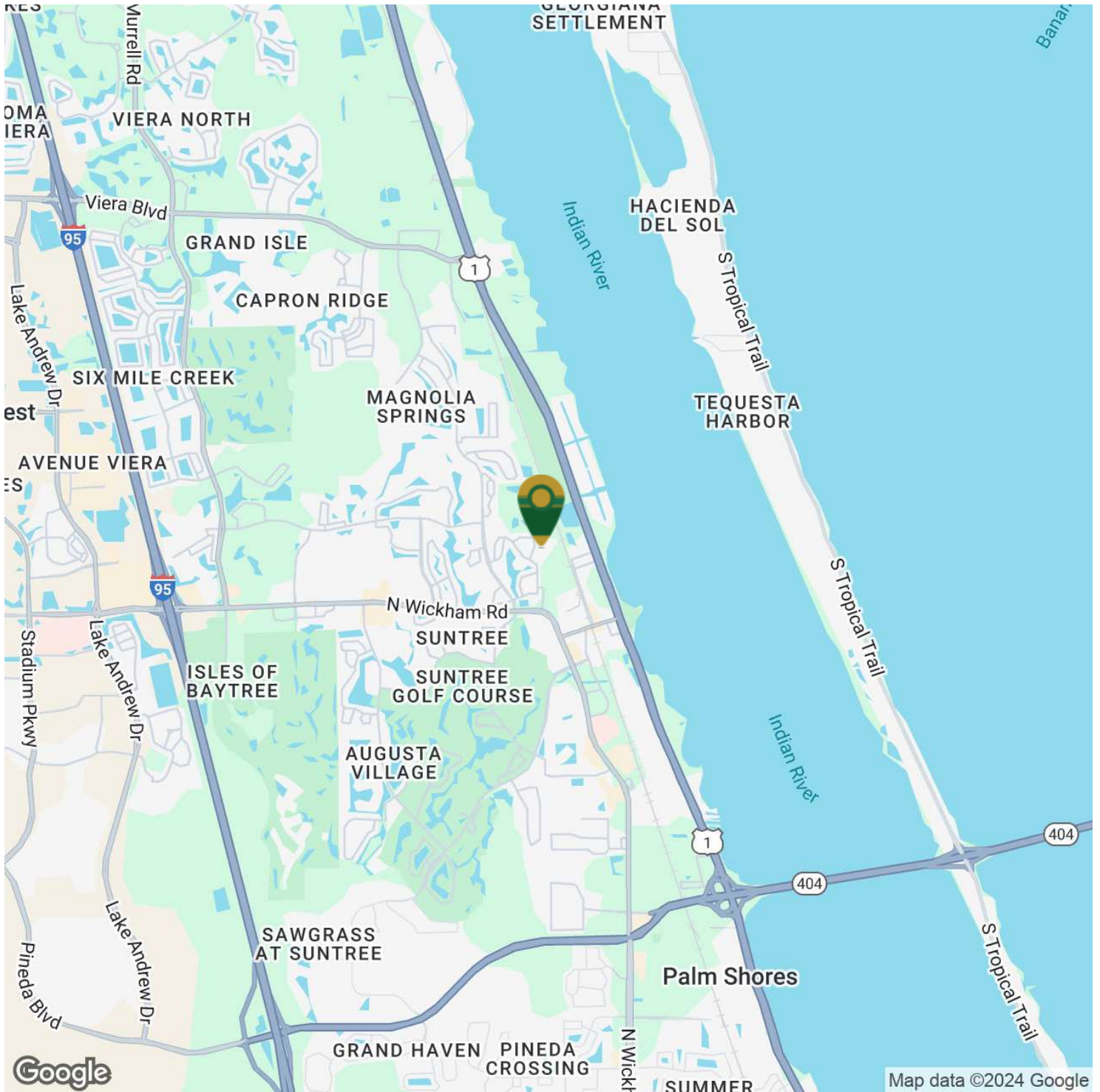
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Location Map



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