

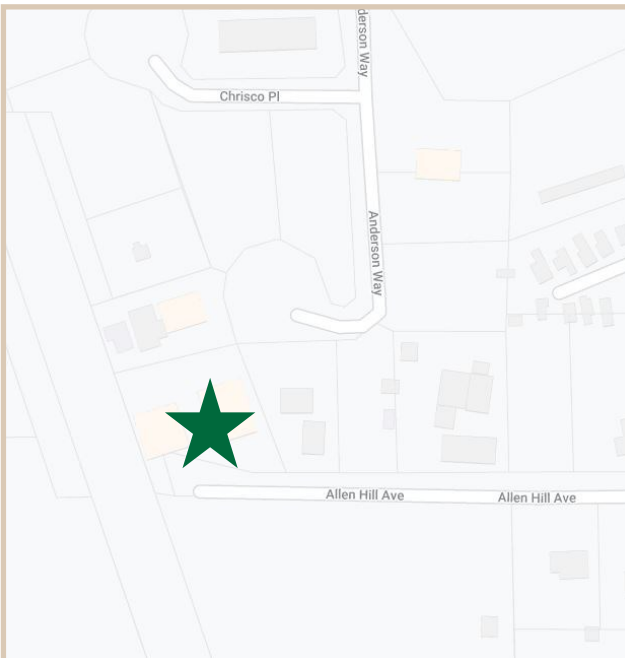
FOR SALE

Allen Hill Industrial Complex 2840 & 2850 Allen Hill Ave Melbourne, FL 32940

PROPERTY FACTS

Building Sq. Ft.	13,875 Sq. Ft.
# Units in Complex	8 Warehouse Units with Office and Overhead Door
Unit Size	1,500-3,750 Sq. Ft +/-
Parcel Size	1.04 +/- Acres
Construction	Metal Building/Steel Frame
Roof	Metal Roof
Utilities	City Water/ Septic
Zoning	Heavy Industrial
Year Built	1998
Property Type	Office/Warehouse Space
Air Conditioning	Central Air in Office Areas
Building Height	Single Space

Listing Price: \$2,300,000.00



PROPERTY HIGHLIGHTS

Access:	Entrance off of Allen Hill Avenue which is just off of US Highway One. Parking on both sides of each Warehouse.
Location:	One mile to Pineda Causeway and 3.8 miles to I-95. I-95 is ten minutes away from Allen Hill Industrial Complex.
Aesthetics:	Extensive interior and exterior renovations, including new paint and signage.

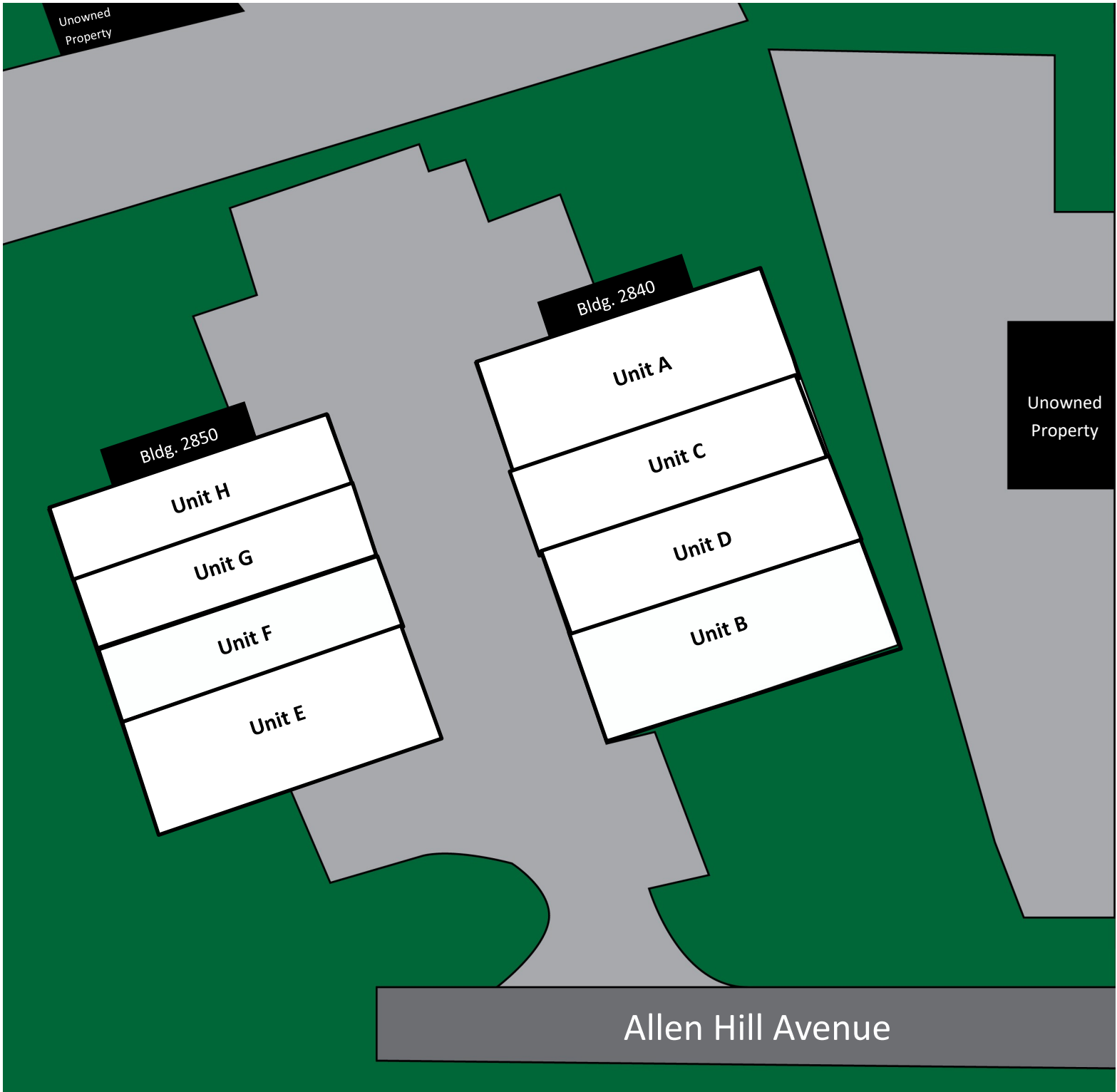


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www.vscre.com

CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

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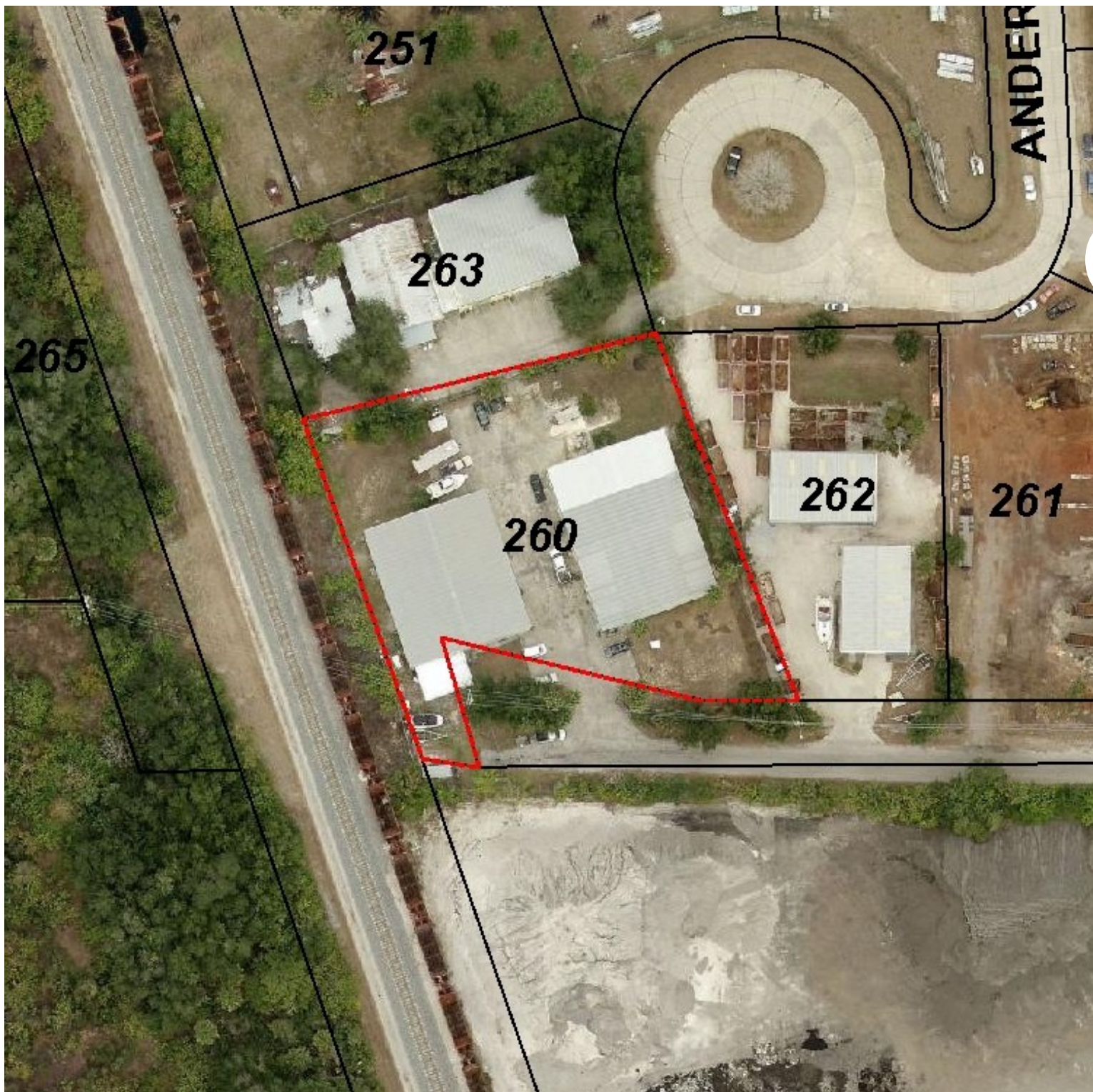


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AERIAL

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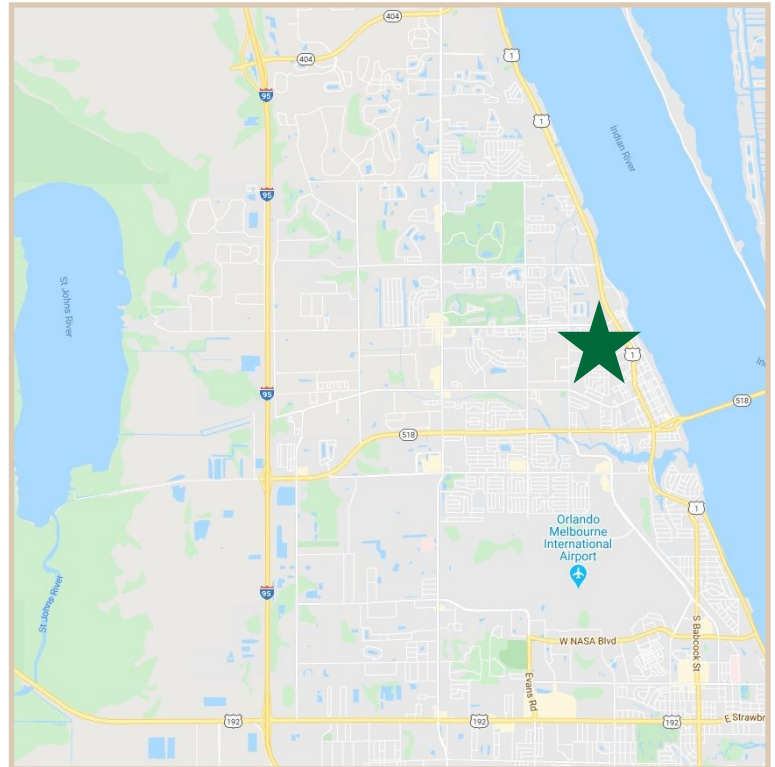
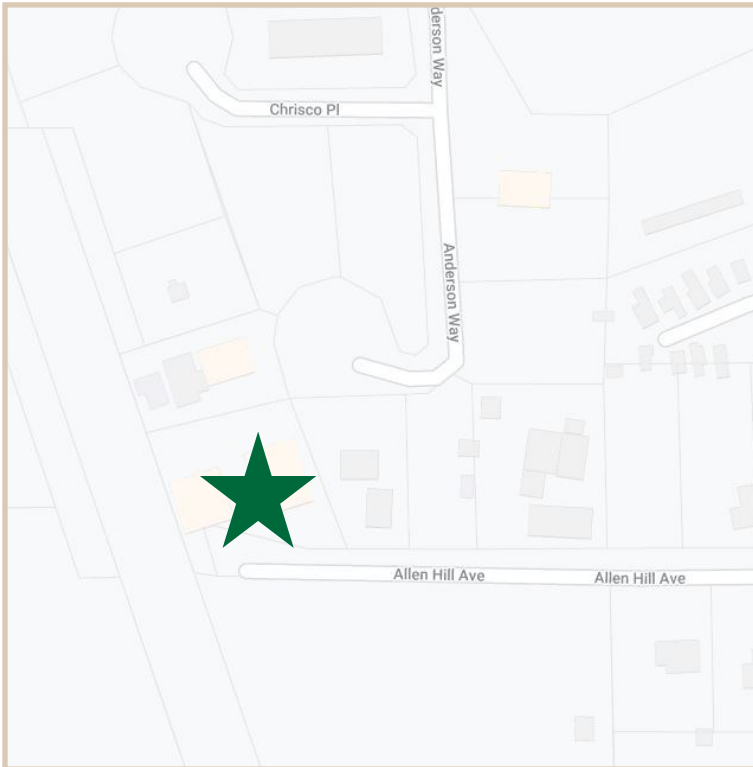
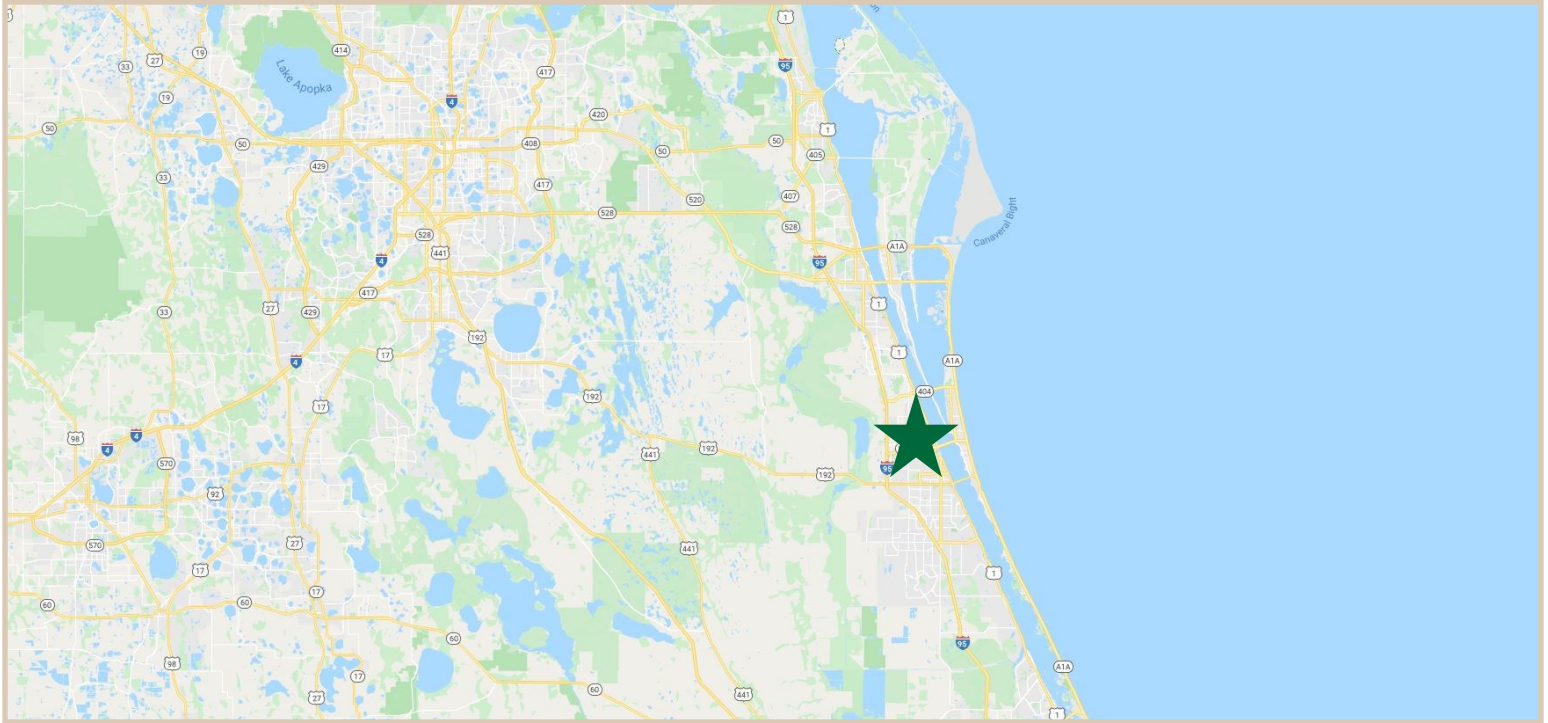
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LOCATION MAPS

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ADDITIONAL PHOTOS

Allen Hill Industrial Complex 2840 & 2850 Allen Hill Ave Melbourne, FL 32940



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