

INDUSTRIAL/FLEX BUILDING FOR SALE

# 5070 INDUSTRY DRIVE

MELBOURNE, FLORIDA 32904

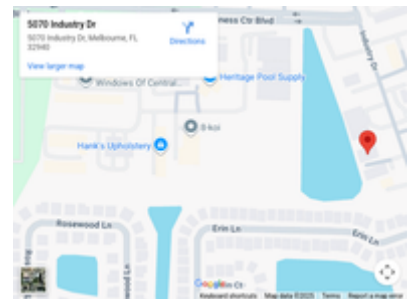


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**FOR SALE - 6,289 SF INDUSTRIAL BUILDING**

**\$1,050,000 | IU ZONING | FLEXIBLE LAYOUT**

- Centrally located industrial business park
- Excellent access to I-95 and Pineda Causeway
- Monument & Building façade signage along Wickham Road
- Grade-level roll-up door
- Configurable as one or two units
- Front: lobby, offices, two restrooms, and large showroom
- Rear: open warehouse with roll-up door and one restroom
- Three HVAC zones for efficiency and comfort
- IU zoning allows for a wide range of industrial and business uses
- 5060 is also for sale. Bring your offer for both of these unique properties



**KATE GOMES**

**Licensed Commercial Agent**

**JM Real Estate, Inc.**

**Office: 321.242.2882 x 207**

**Cell: 707.955.4181**

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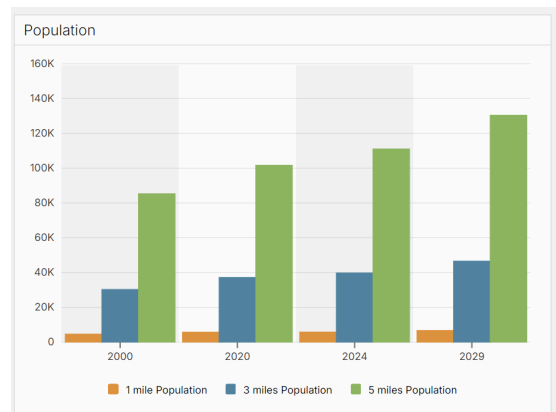
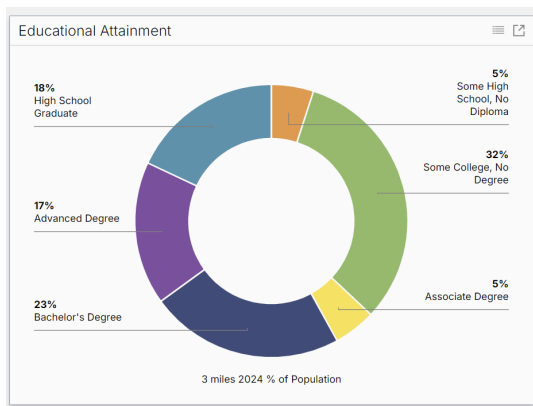
## INDUSTRIAL/FLEX BUILDING FOR SALE

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## MELBOURNE, FLORIDA 32904

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%

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