

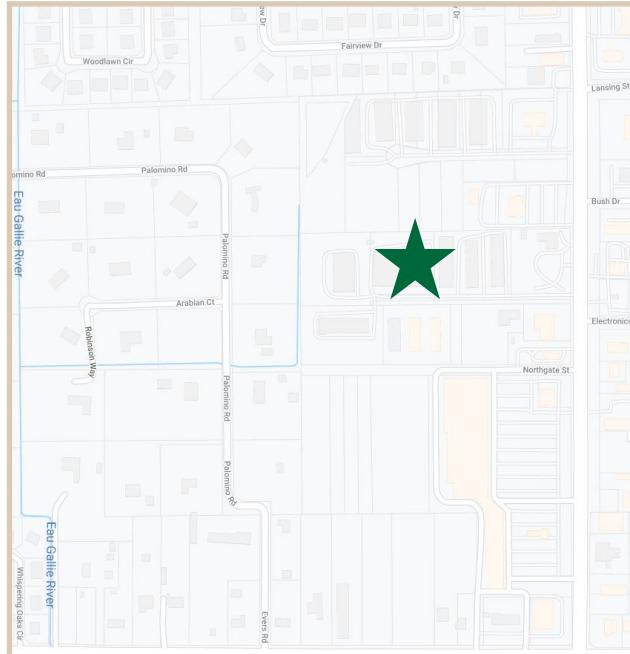
FOR LEASE

Space Coast Warehouse Complex

2911 & 2915 Dusa Dr Melbourne, Fl, 32934

PROPERTY FACTS

Building Area	14,568 Sq. Ft
# Units in Building	10 Warehouse Spaces with Office and Overhead Door
Unit Size	1,500 Sq. Ft +/-
Construction	Concrete Block / Steel Frame
Roof	Metal Roof
Utilities	City Water/ Septic
Zoning	MI City of Melbourne
Year Built	2000
Air Conditioning	Central Air in Office Areas
Building Height	Single Story



PROPERTY HIGHLIGHTS

Price:	Excellent value for newly renovated space.
Access & Parking:	Great parking with a roundabout parking lot for easy unloading and loading experience. Office located in the front of the building with overhead doors in the back for drop-offs and deliveries.
Location:	Located off Wickham Road in a growing upscale area in Brevard County. East of Wickham Road between Lake Washington Road and Aurora Road.
Aesthetics:	Extensive interior and exterior renovations including new paint and signage. Expertly laid out modern office areas, each office equipped with a warehouse behind it.



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.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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COMING AVAILABLE

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				DATE AVAILABLE
				WATER	ELECTRIC	TRASH	CABLE	
F&G	3,000 SF	\$14.00 PSF/ YR	\$3,750.00	Yes	No	Yes	No	MAY 1, 2026



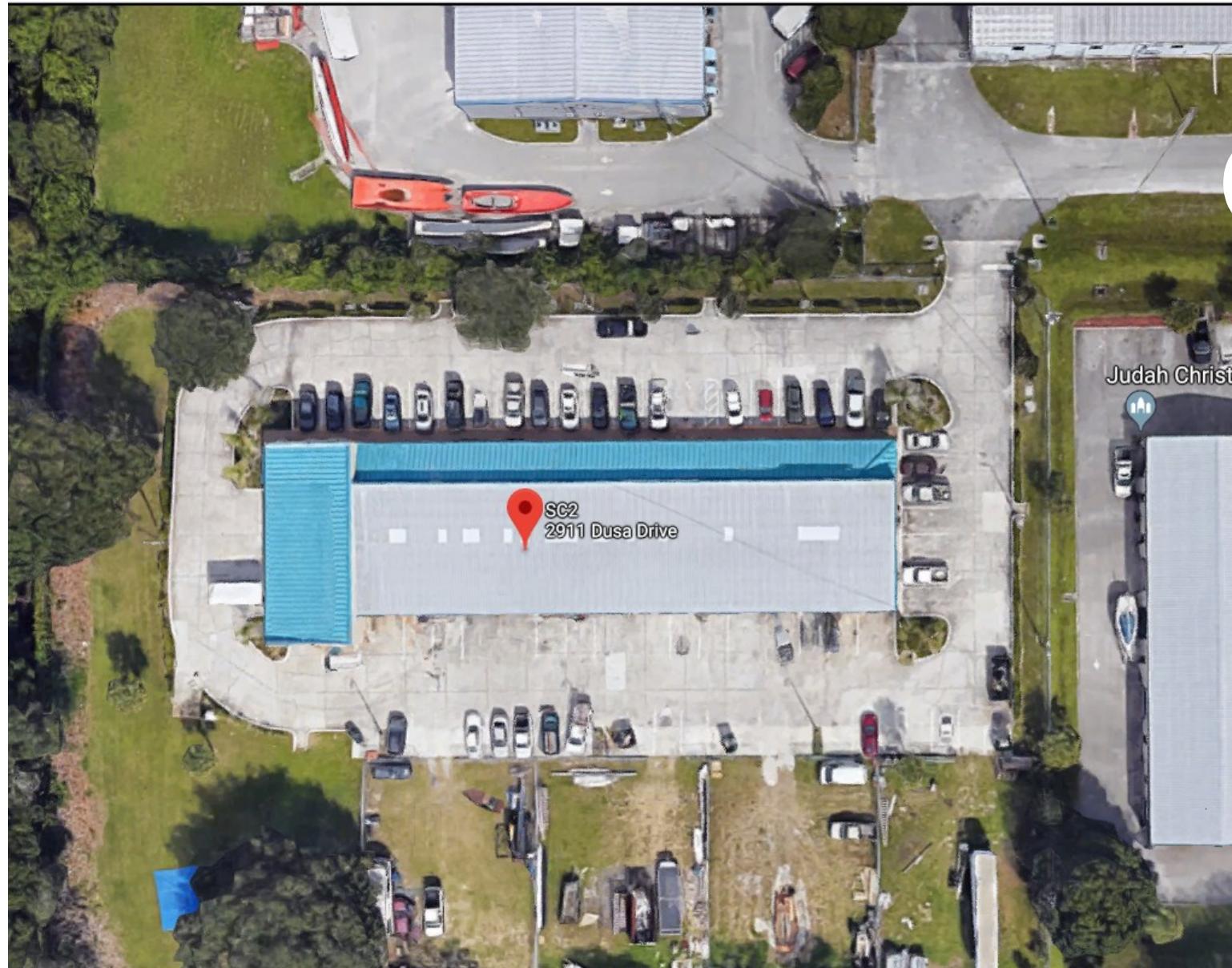
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AERIAL

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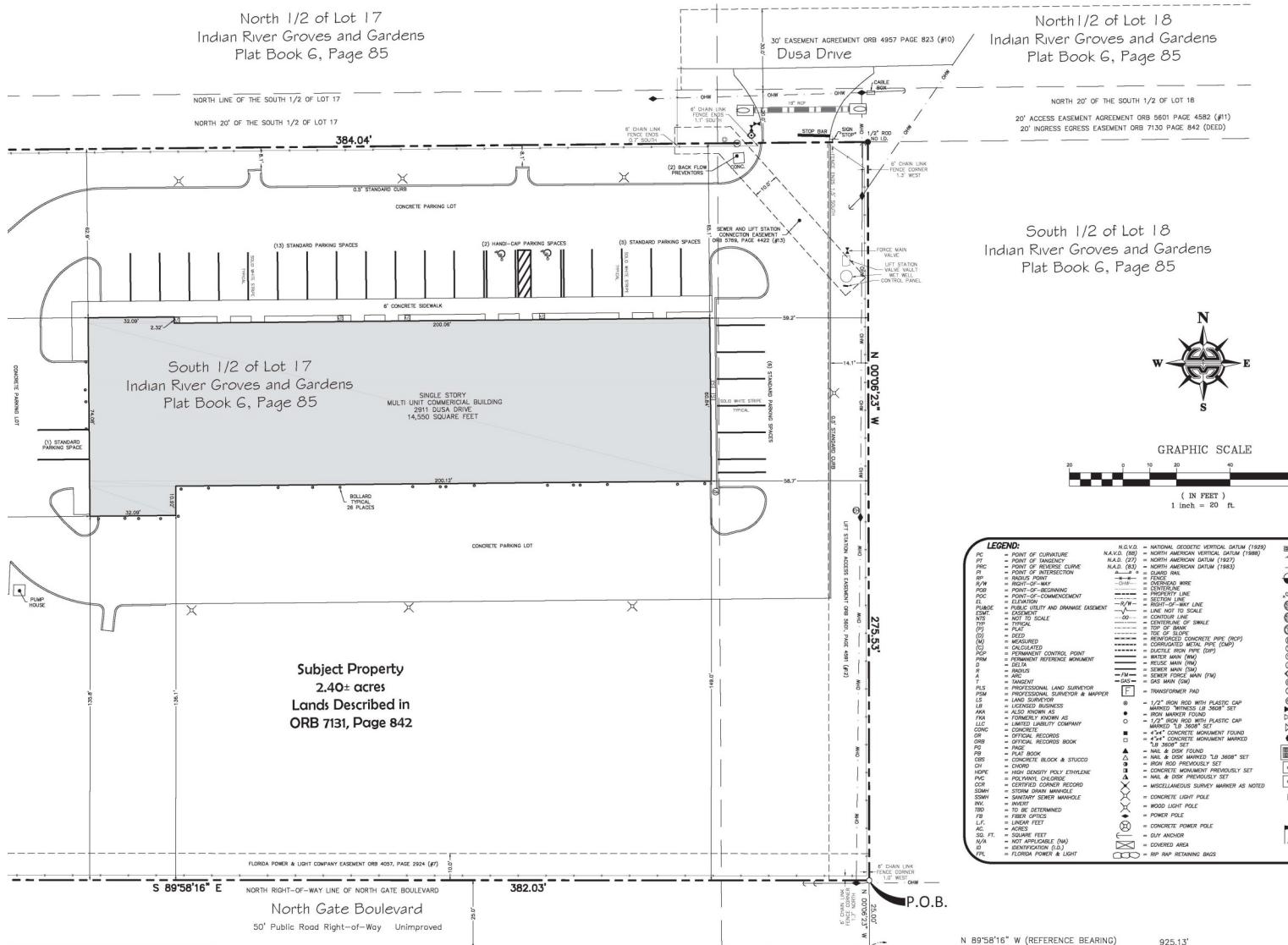
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ALTA/ACSM LAND TITLE SURVEY

North 1/2 of Lot 17
Indian River Groves and Gardens
Plat Book 6, Page 85



OTT LAND SURVEYING INC.

U GALLIE BOULEVARD, SUITE 101
IRNE, FLORIDA 32934-3285
-751-4444 FAX (321)-751-4445

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SEE SHEET 1 FOR
SURVEYOR'S CERTIFICATION.
NOT VALID WITHOUT SHEET 1

SEE SHEET 1 FOR
CLIENT'S CERTIFICATION.

REVISION

- A.
- B.
- C.
- D.
- E.
- F.
- G.
- H.



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ADDITIONAL PHOTOS

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