

**LAND
FOR SALE**
\$6,750,000

5075 W. Eau Gallie Blvd.
Melbourne, FL 32934

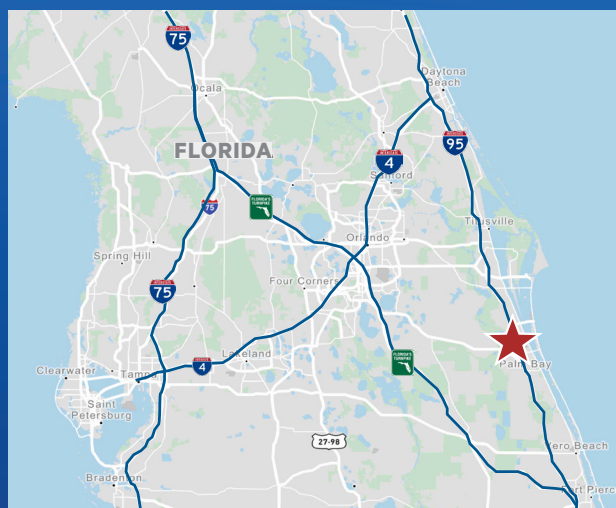
CBRE



±17.26 Acres I-95 Direct Access

Industrial-Zoned Land in Florida's Fastest-Growing Market

Located just 0.2 miles from I-95, this 17.26-acre industrial site offers rare logistics positioning in the Space Coast market. Zoned for industrial use, the property is purpose-built for outdoor storage, equipment staging, and truck parking with the infrastructure and access that operations-driven buyers demand. Equidistant to Melbourne International Airport, Port Canaveral, and Orlando International Airport, the site sits at the center of one of Florida's most active and expanding industrial corridors. Brevard County's Space Coast is rapidly scaling across manufacturing, engineering, distribution, and assembly — making this a strategic land hold with immediate income potential and long-term upside.



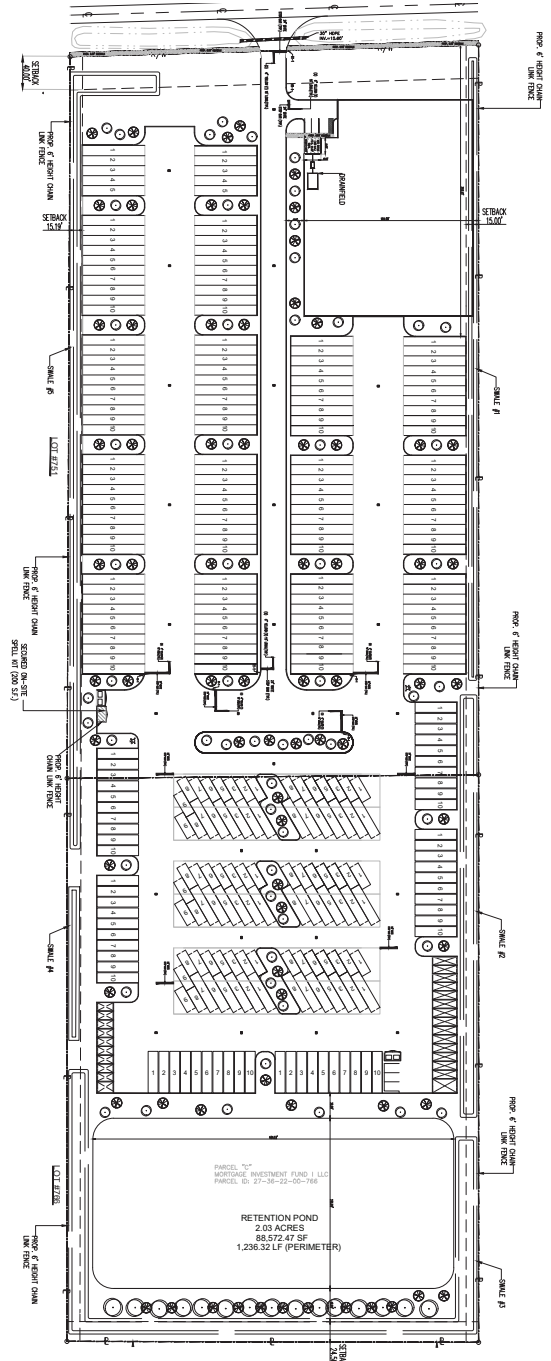
Flexible Uses:

- + Suitable for truck, boat, RV, equipment parking and storage
- + Fully mitigated wetlands
- + Construction permits under review
- + Key distances from major interstates, airports and ports
- + Located in the growing Space Coast area with increasing industrial activities



Conceptual Site Plans

12'x75'	150 Parking Spaces
12'x50'	105 Parking Spaces
12'x30'	57 Parking Spaces
11'x18'	4 Parking Spaces
16'x18'	1 Parking Space
12'x18'	1 Parking Space
8.5'x18'	1 Parking Space
TOTAL	320 Parking Spaces





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