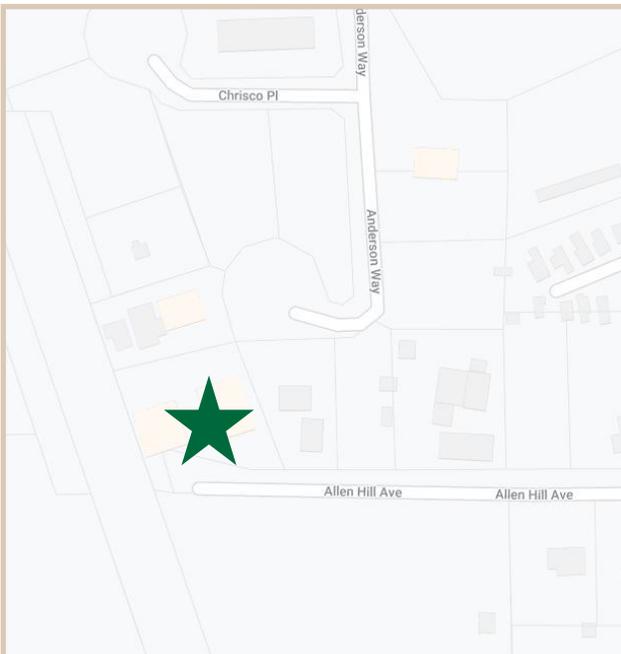


# FOR LEASE

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



## PROPERTY HIGHLIGHTS

Price:	An excellent value for a newly renovated space.
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.

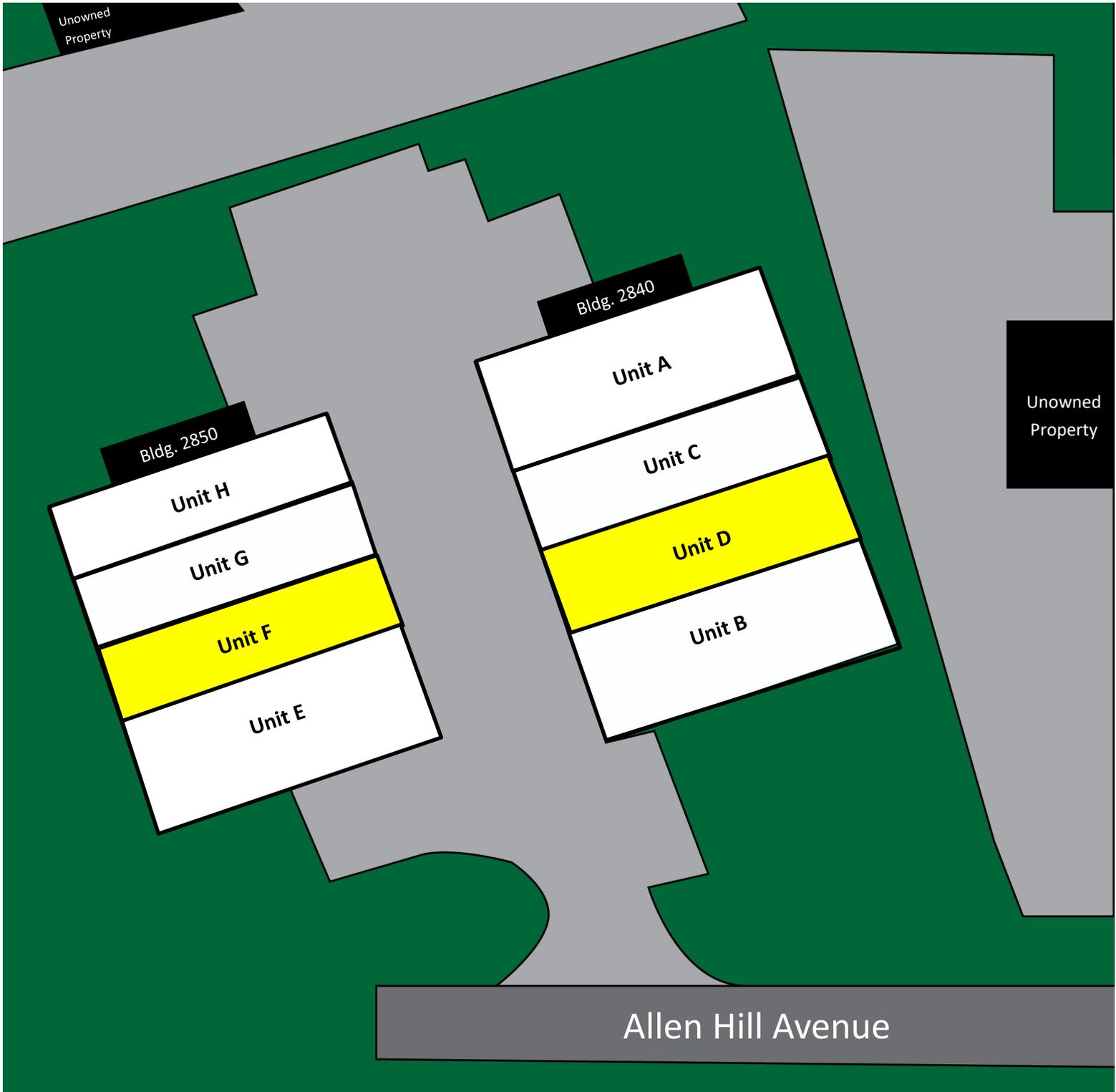


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**CONTACT INFO:**  
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: leasing@vscre.com

# SITE PLAN

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# AVAILABLE UNITS

Bldg. 2840 &  
2850

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

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE
				WATER	ELECTRIC	TRASH	CABLE	
D	1,875 SF	\$14.00	SF/ YR \$2,187.50	Yes	No	No	No	Coming Available 2/01/2025
F	1,500 SF	\$14.00	SF/ YR \$1,750.00	Yes	No	No	No	Call for Details



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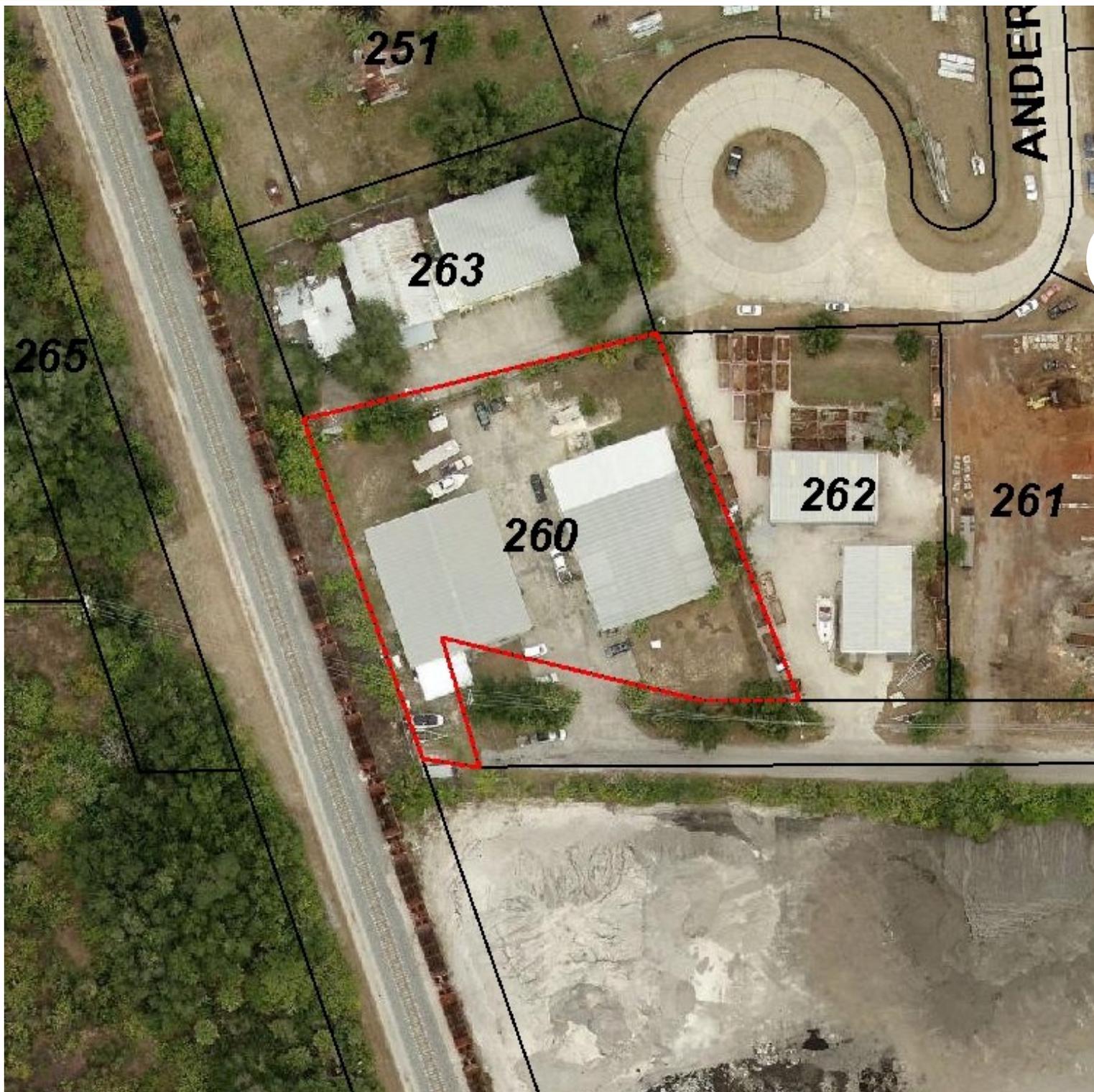
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# AERIAL

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



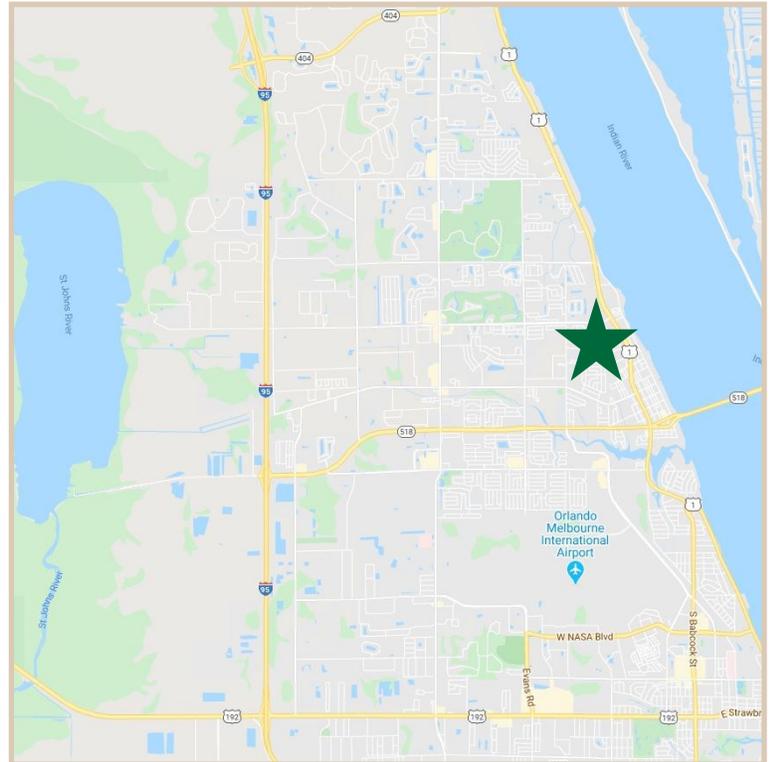
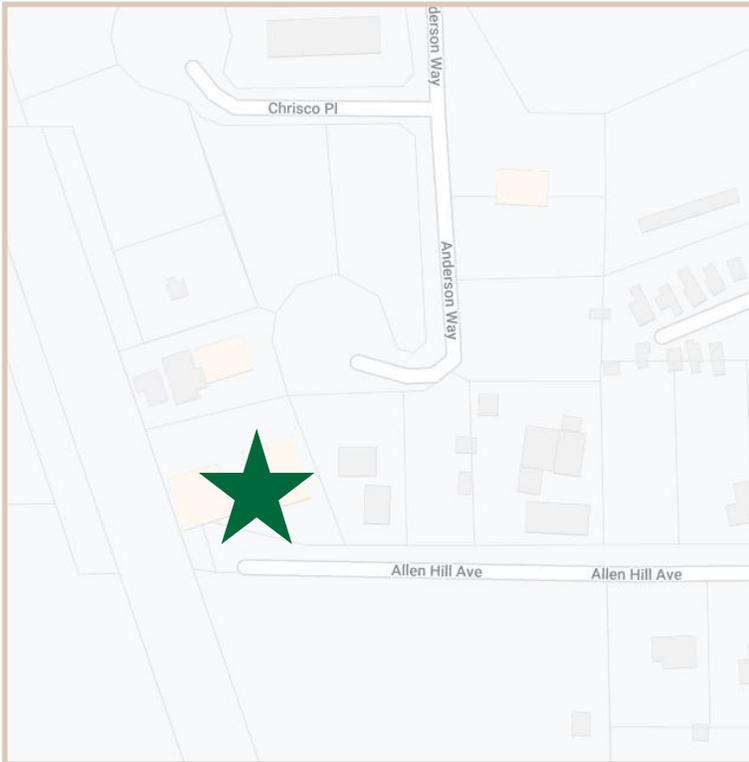
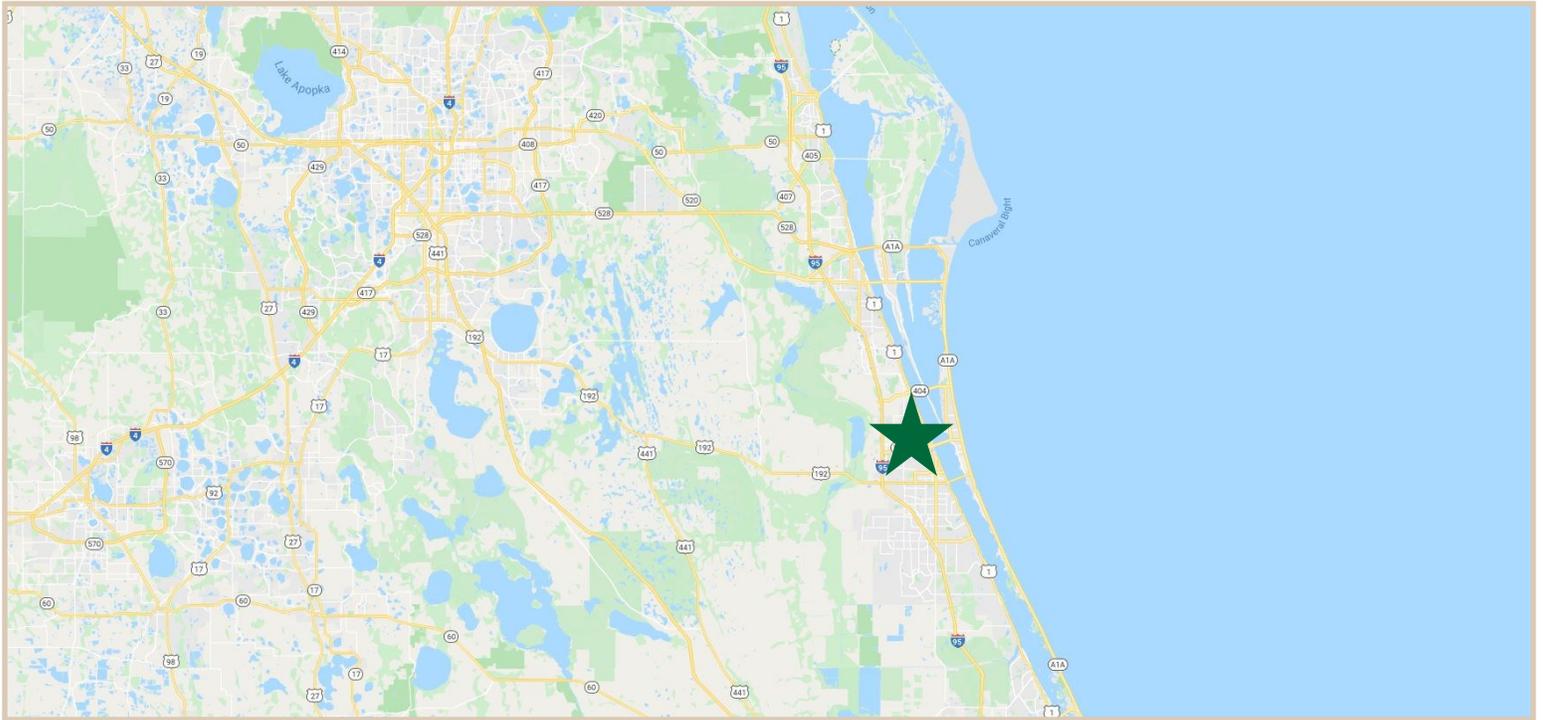
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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