



PROPERTY DESCRIPTION

Situated on a full 1-acre lot, this property features a 7,380 SF concrete block industrial building complemented by a ½-acre fenced and secure storage yard. The site is ideally suited for industrial users requiring outdoor space for vehicle parking, material storage, or exterior operations. The building includes 2,400 SF of office space, efficiently divided between the first and second floors. The second floor offers a private executive office suite, complete with a wet bar, private restroom, and shower, providing a rare combination of functionality and comfort. The warehouse area is well-equipped with four (4) 12' x 12' grade-level loading doors, allowing for efficient loading, unloading, and operational flexibility. This property offers an excellent blend of secure yard space, functional office buildout, and high-utility warehouse features, making it ideal for a wide range of industrial users. \$2.80/sf pass thrus for taxes and insurance

PROPERTY HIGHLIGHTS

- 1/2 acre fenced storage yard
- 2,400 sf office space
- (4) 12 x 12 loading doors
- Single Phase 225 amps power

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	7,380 SF
Lot Size:	1 Acres
Building Size:	7,380 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	47	1,449
Total Population	19	131	3,443
Average HH Income	\$119,411	\$112,272	\$96,563

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2890 HARPER ROAD

MELBOURNE, FL



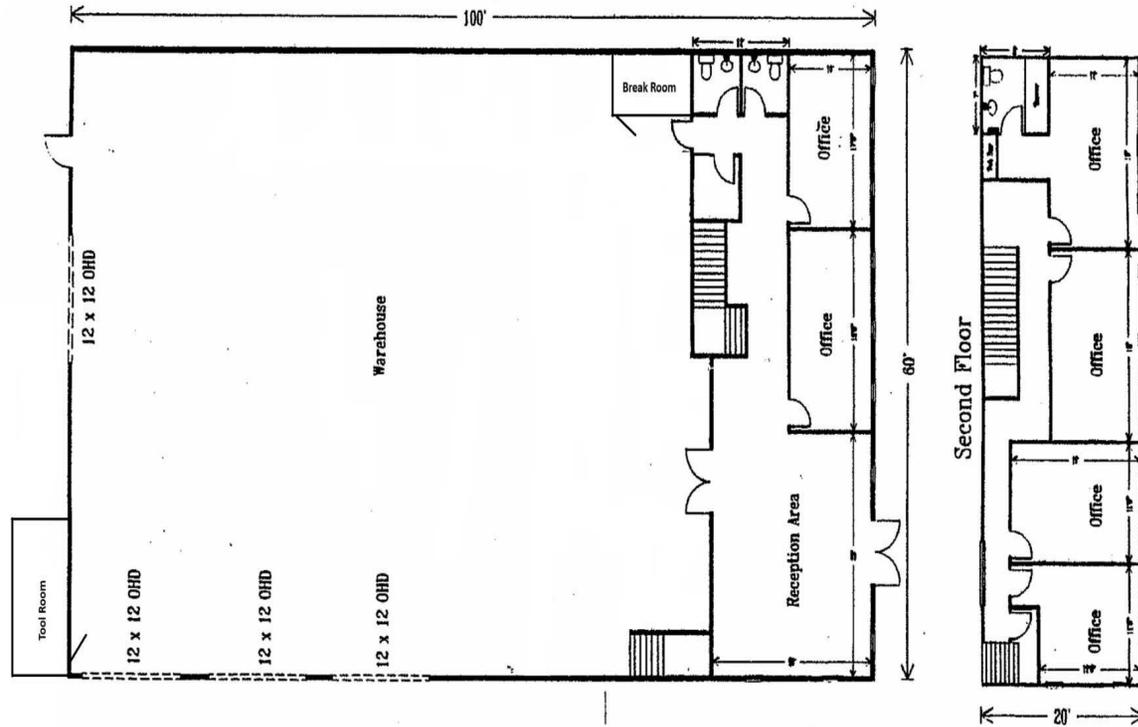
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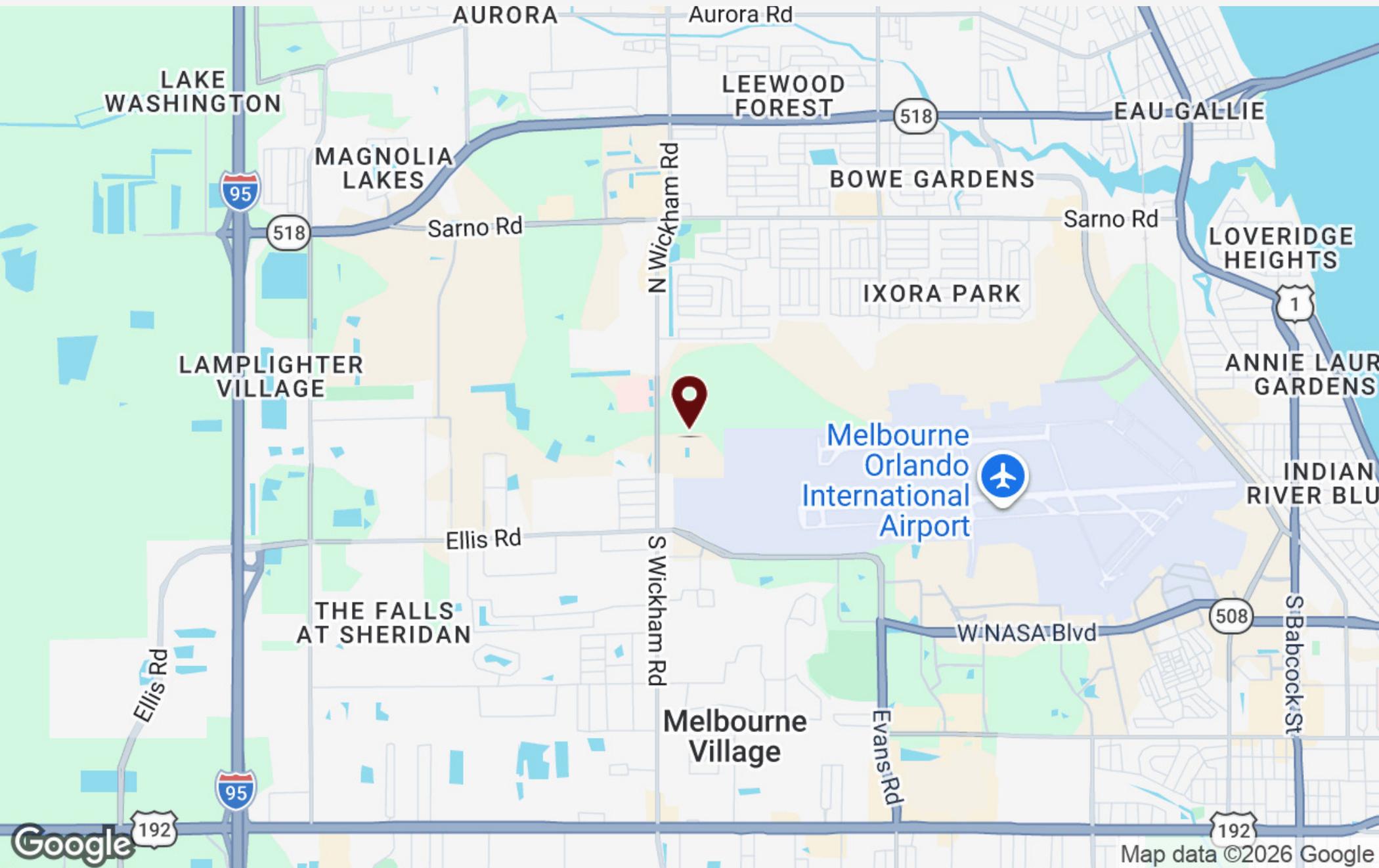
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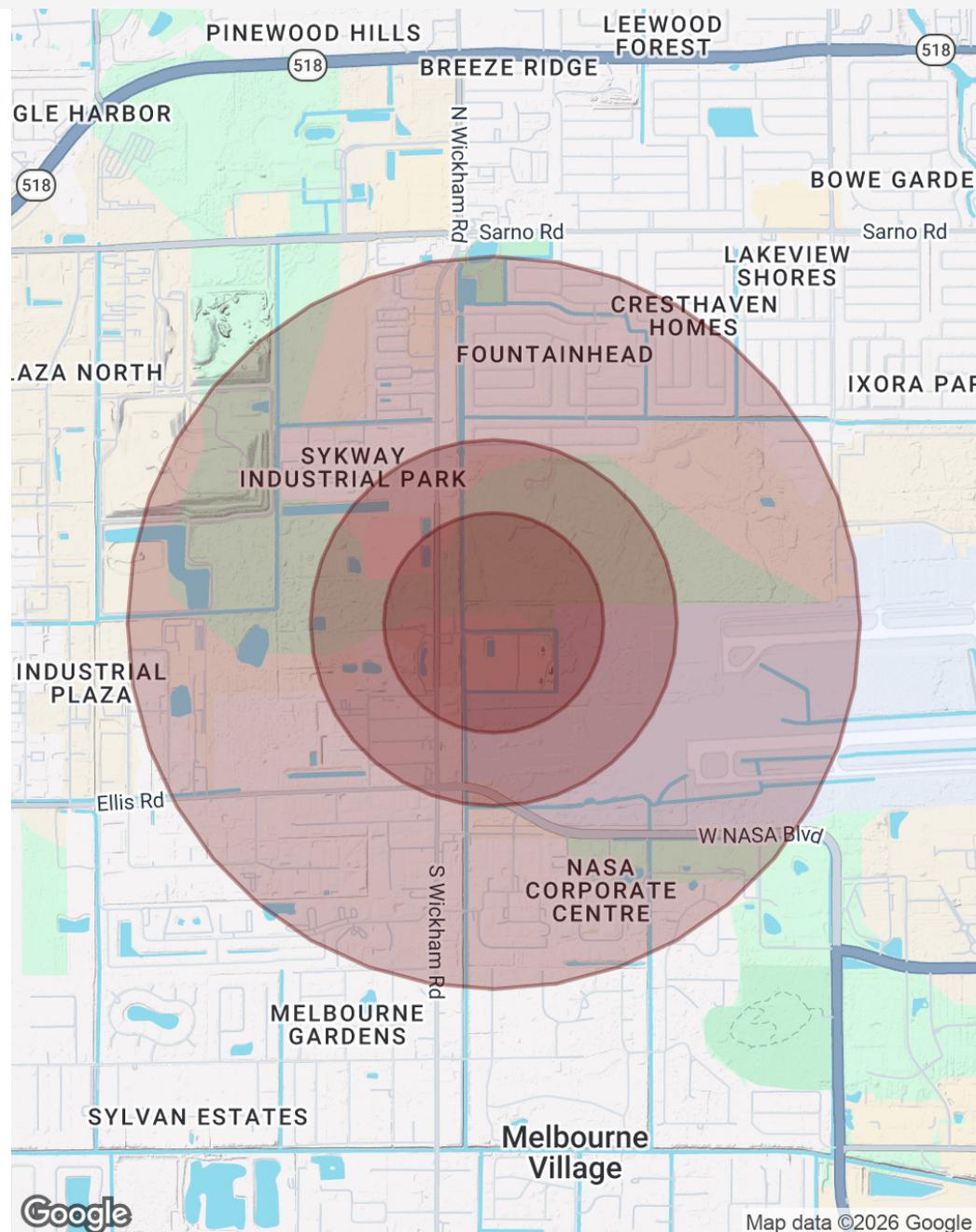
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	19	131	3,443
Average Age	54	49	44
Average Age (Male)	50	46	42
Average Age (Female)	59	51	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	47	1,449
# of Persons per HH	3.2	2.8	2.4
Average HH Income	\$119,411	\$112,272	\$96,563
Average House Value	\$288,293	\$367,332	\$390,648

Demographics data derived from AlphaMap



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