

## Wickham Business Park

3030-3070 Venture Lane, Melbourne, FL 32934

**FOR LEASE: Flex / Warehouse / Office in Heart of Melbourne**



### OFFERING SUMMARY

**Available SF:** 1,814 - 3,852 SF

**Lease Rate:** \$15.00 SF/yr (NNN)

**Zoning:** City of Melbourne Light  
Industrial (M-1)

### PROPERTY OVERVIEW

3040 #104: Est. 1,039 SF Office + 775 SF Warehouse = 1,814 SF

3040 #106: Est. 950 SF Office + 864 SF Warehouse = 1,814 SF

3050 #101-102: 3,852 SF. Est. 20% Office + 80% Open Configuration

3050 #107: Est. 400 SF Office + 1,514 SF Warehouse = 1,914 SF

100% HVAC, City Water/Sewer & FPL Electric. Fiber Available in the Park

Each Unit up to 24' +/- Clear Height in Warehouse

Each Unit has One 12' Wide x 14' Tall +/- Grade Level Door

Ample Parking. Potential for Outdoor Storage/Overflow Vehicle Parking

Est. \$4.63 PSF OPEX (Includes Water & Dumpster)

### LOCATION OVERVIEW

Conveniently positioned near Eau Gallie Blvd which is the primary connector between I-95, US1 and the beaches. Close proximity to the Melbourne International Airport, Eau Gallie Arts District (EGAD), and the rest of the schools, childcare and restaurants the area has to offer. Make this the future home for your business today!



**Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR**

Licensed Real Estate Broker

Cell: 321.258.7556

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Broker Associate

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**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

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Aerial



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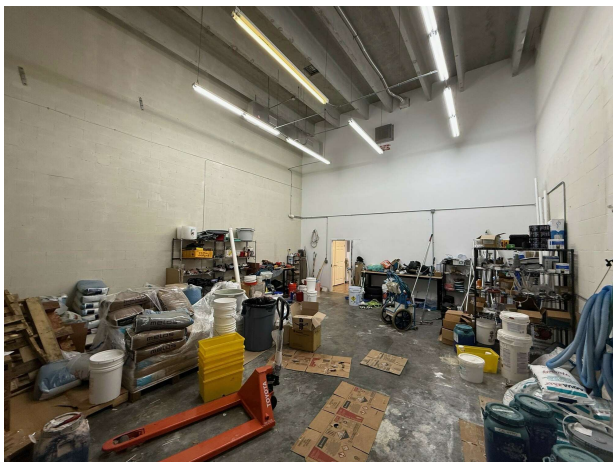
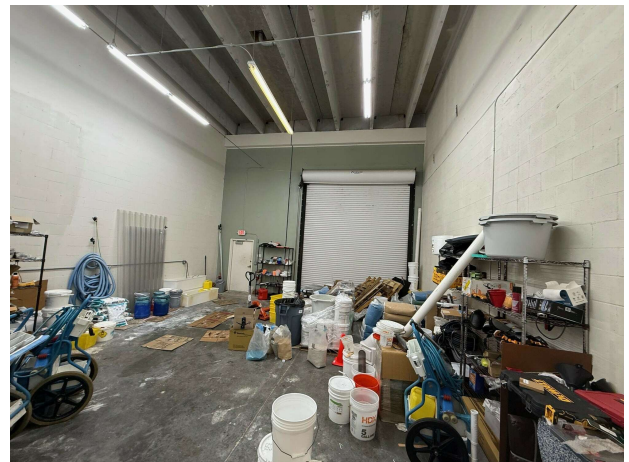
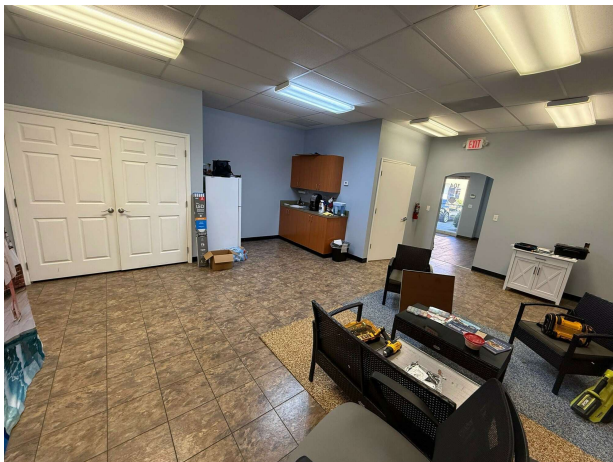
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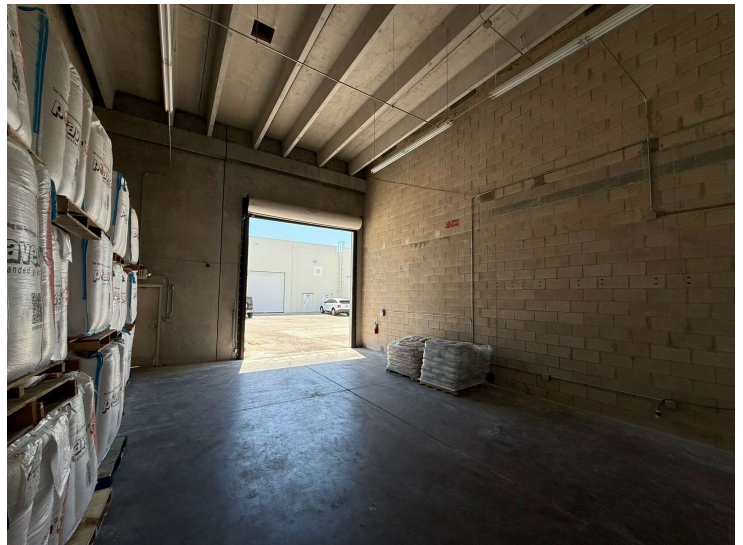
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3050 #101-102: Est. 20% Office + 80% Open Configuration. 3,852 SF



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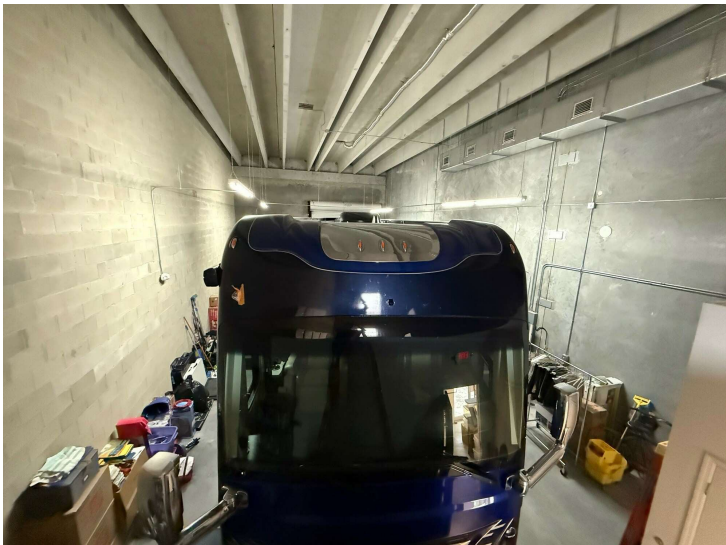
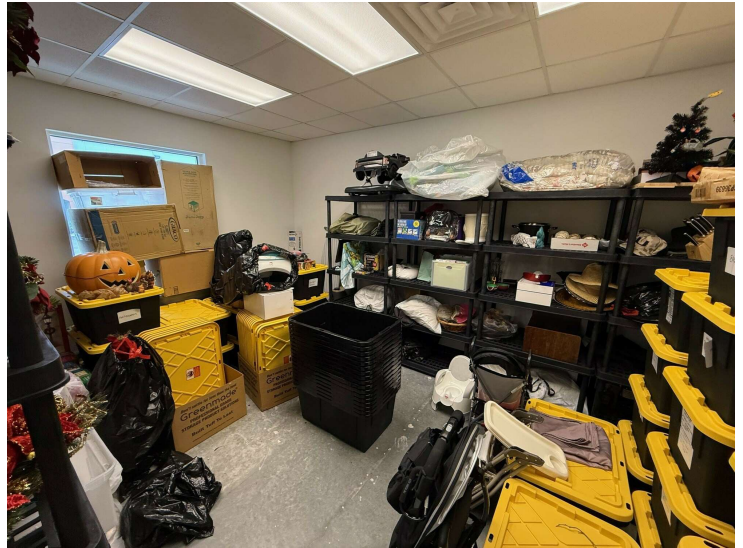




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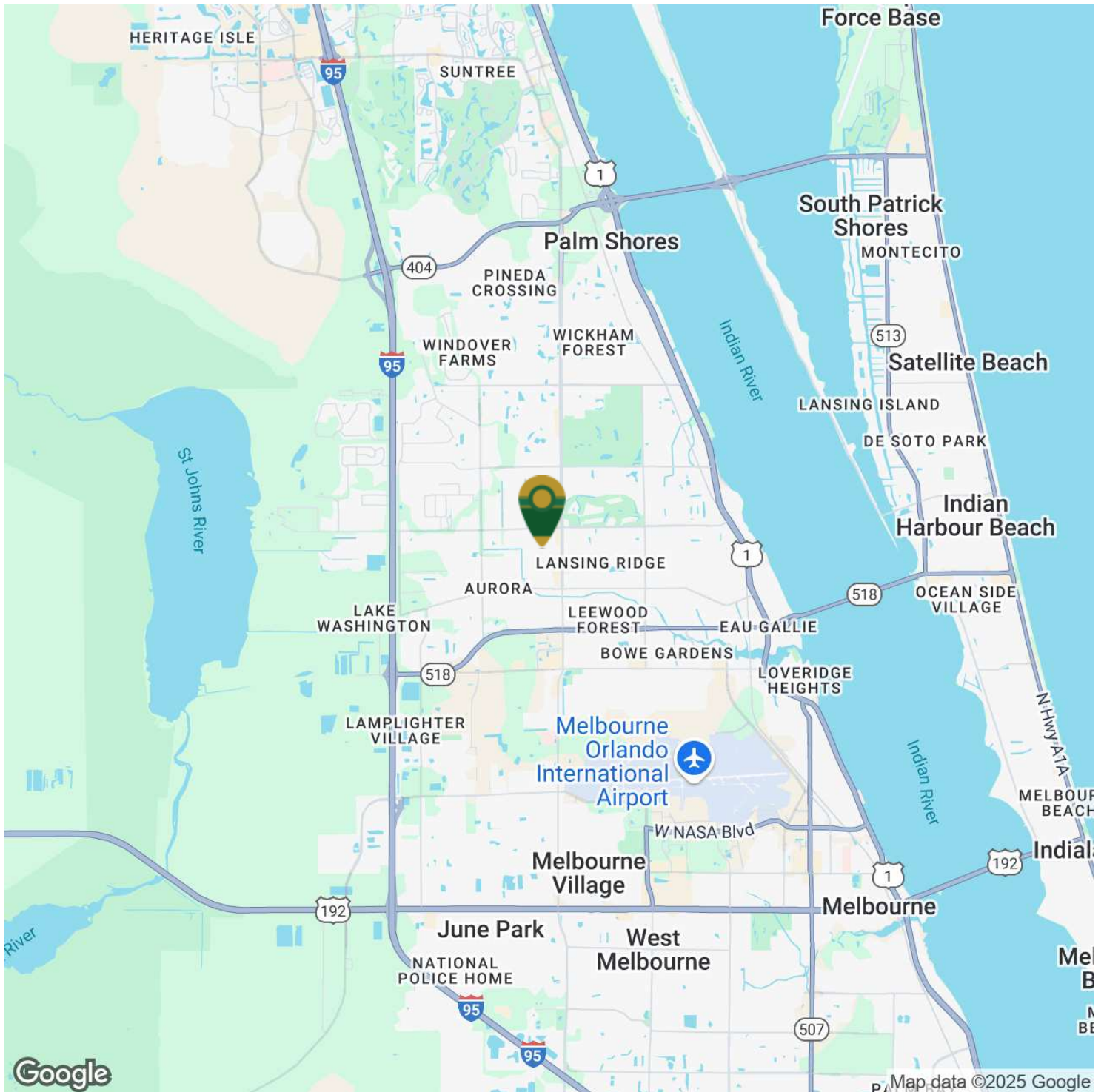
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## Location Map



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