

# SALE

## WAELTI INDUSTRIAL COMPLEX

7275 - 7279 Waelti Dr Melbourne, FL 32940



### OFFERING SUMMARY

Sale Price:	\$2,649,900
Building Size:	11,817 SF
Lot Size:	49,461 SF
Number of Units:	12
Price / SF:	\$224.24
Cap Rate:	6.56%
NOI:	\$173,857
Year Built:	1998
Zoning:	BU2
Market:	East Central Florida
Submarket:	Space Coast

### PROPERTY OVERVIEW

This twelve-unit industrial complex is centrally located in the heart of Melbourne, FL. The 11,816 SF complex is perfect for a variety of industrial and commercial uses. Constructed in 1998, this well-maintained property offers modern amenities and a durable infrastructure, ensuring a sound investment. Zoned BU2, it provides flexibility for a range of businesses in the thriving Melbourne area. With its strategic location and versatile layout, this property presents an attractive proposition for industrial and flex space investors seeking a high-potential asset.

### PROPERTY HIGHLIGHTS

- 11,816 SF of industrial/flex space
- Zoned BU2 for flexible business usage
- Strategic location in the thriving Melbourne area
- Well-maintained and durable infrastructure
- Ideal for a variety of industrial and commercial uses
- Ample parking and easy accessibility for tenants
- Proximity to major transportation routes

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