



INDUSTRIAL PROPERTY FOR LEASE

Open Warehouse / Showroom

2861 Electronics Drive Melbourne , FL 32935

UP TO 6,363 SF OF INDUSTRIAL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

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Managing Partner
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EXECUTIVE SUMMARY

Open Warehouse / Showroom • 2861 Electronics Drive Melbourne , FL 32935



OFFERING SUMMARY

Available SF: 6,363 SF

Lease Rate: \$13.50 SF/yr (MG)

Building Size: 16,871 SF

Zoning: Industrial

PROPERTY OVERVIEW

Clean Open Warehouse with Walk up Mezzanine Space for Open Office Use
End Unit
100% HVAC
24' Clear Ceiling Height
16' Overhead Door
Two Bathrooms
Reception Area

LOCATION OVERVIEW

Located off of Wickham Road
+/- 3 miles to I-95 at Sarno Road
+/- 5.9 Miles to Melbourne Orlando Airport
+/- 18.7 Miles to Port Canaveral

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ADDITIONAL PHOTOS

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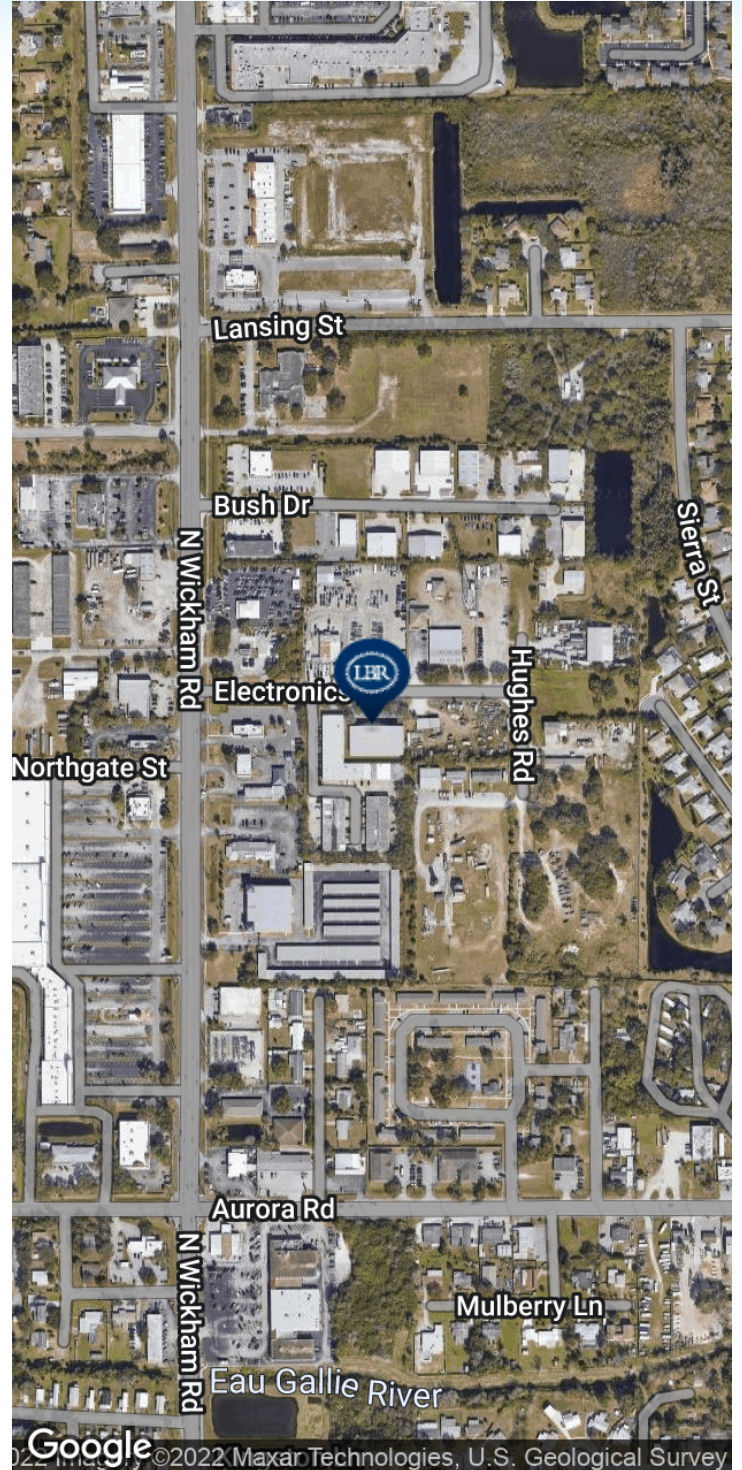
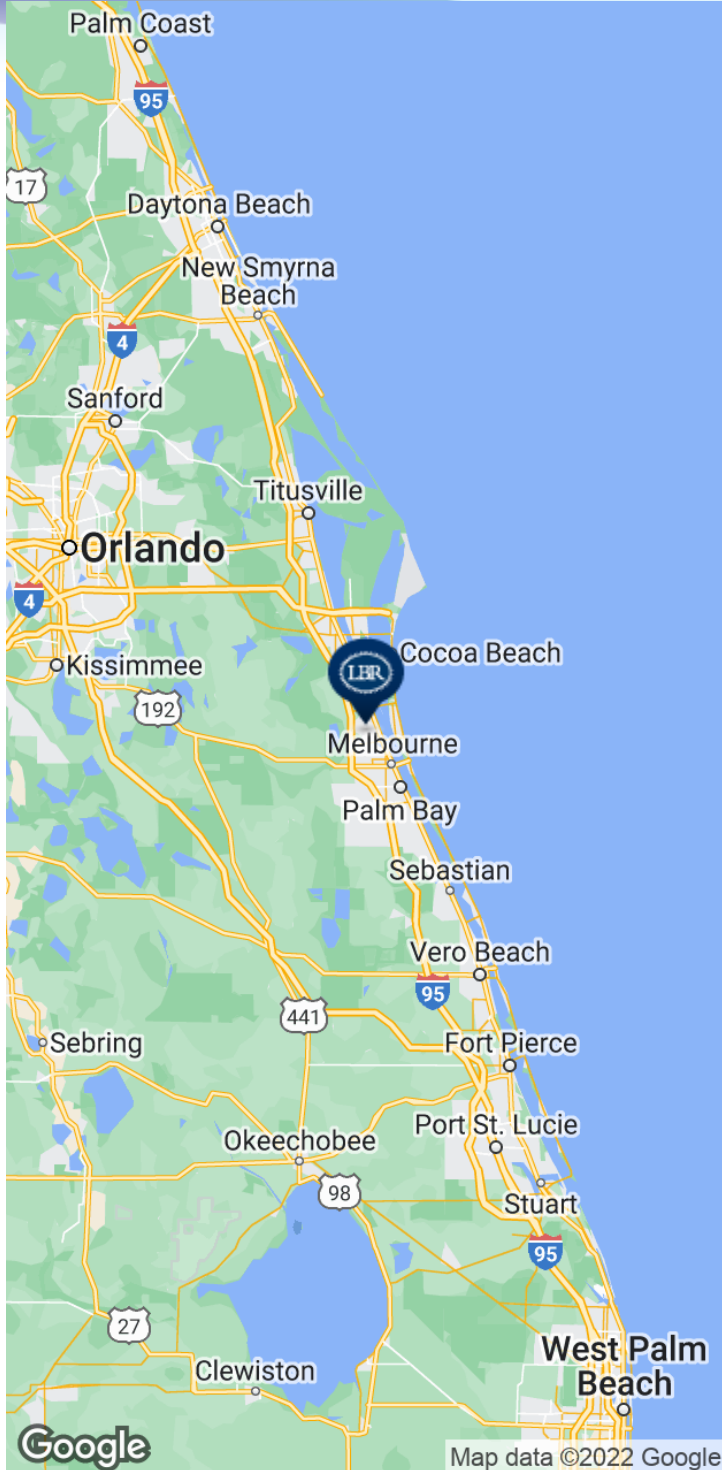
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LOCATION MAP

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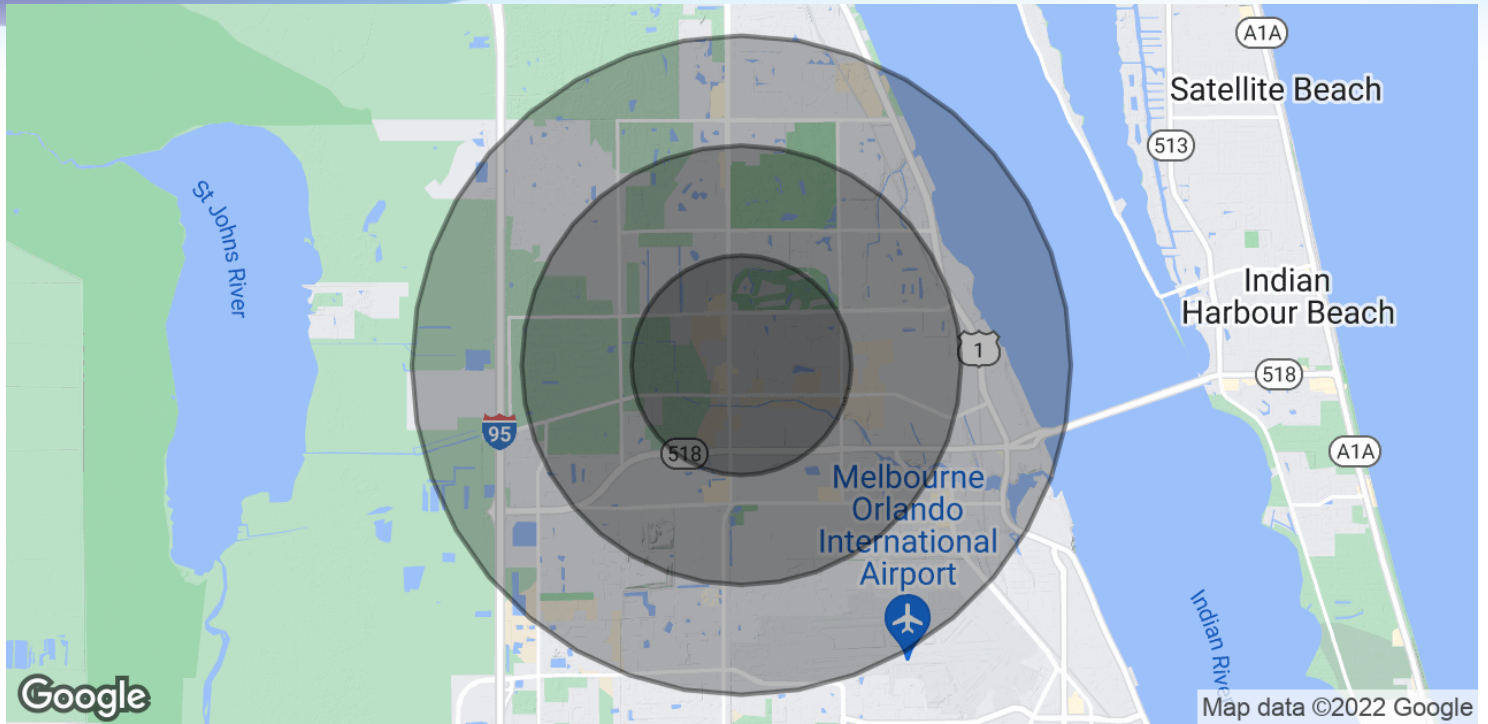
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,335	35,699	53,433
Average Age	40.5	42.8	43.1
Average Age (Male)	37.9	39.6	40.3
Average Age (Female)	43.0	45.3	45.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,094	15,774	23,583
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$55,888	\$61,337	\$64,024
Average House Value	\$187,611	\$193,833	\$192,375

* Demographic data derived from 2020 ACS - US Census

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