



LIGHTLE COMMERCIAL

◀ INCORPORATED ▶

COMMERCIAL REAL ESTATE SERVICES

Leaders By Performance

**INDUSTRIAL
BUILDING
& LAND**

**FOR
SALE**

Melbourne, FL

BRIAN L. LIGHTLE

CCIM, BROKER

(321) 722-0707 EXT. 14

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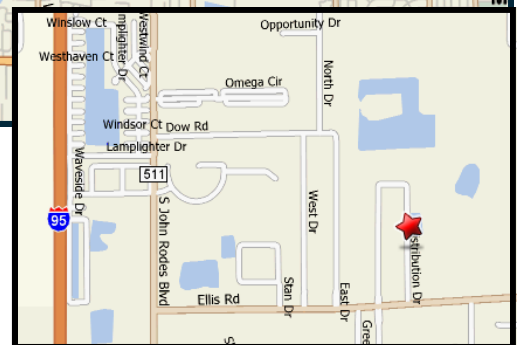
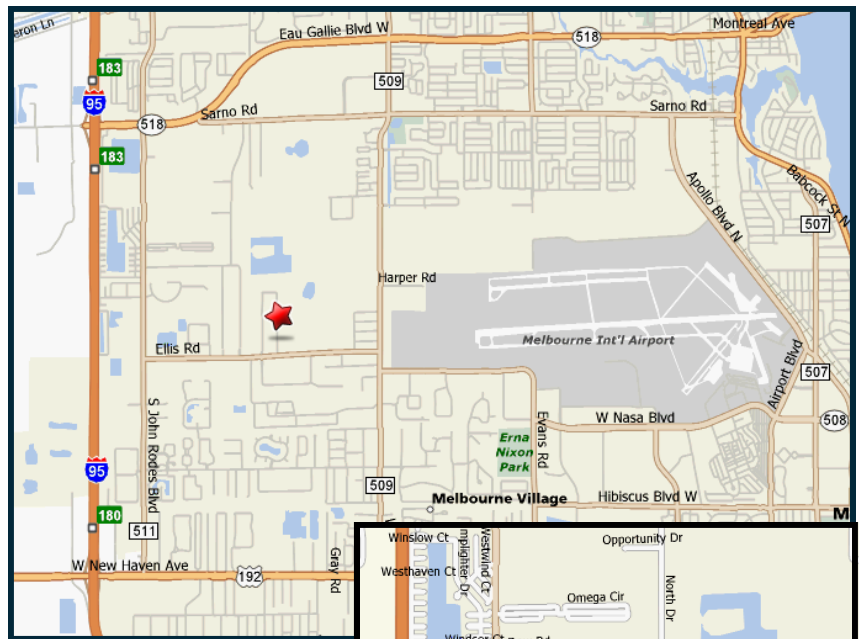
1398 S. BABCOCK ST.
MELBOURNE, FL 32901
FAX (321) 722-0581

**505 Distribution Dr.
Melbourne, FL**



AVAILABILITY:	3,812 total sf on .55 acre Consists of 3,032 sf—office space air conditioned and 780 sf—warehouse space
PRICE:	\$360,000. ⁰⁰
IMPROVEMENT:	Built in 2006, featuring decorative split stone and metal construction with a metal roof. Built out with offices, reception area, large bullpen area, break room, storage room, equipment room and two restrooms. Grade level door, 12' eave height. Paved parking (23 spaces) chain link and wood fencing.
LOCATION:	Centrally located in the heart of Melbourne's Industrial hub.
ZONED:	Light Industrial

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.



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