

# FLEX WAREHOUSE PORTFOLIO

1318 Lake Washington Rd. & 1312 | 1316 Berry Patch PL., Melbourne FL 32935

1316 BERRI PATCH PLACE

1312 BERRI PATCH PLACE

1318 LAKE WASHINGTON ROAD

FOR SALE | \$2,400,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Fantastic chance to acquire a portfolio of 3 Flex Warehouses in Melbourne, Florida.
- The portfolio unit count amounts to 22 units and totals a combine 23,489 sf.
- Situated off of Lake Washington Rd., these properties boast pedestrian entrances, warehouse storage with roller doors, with an easy route to I95.
- The convenient clustering of parcels ensures effortless property management.

1318 LAKE WASHINGTON RD		1316 BERRI PATCH PLACE		1312 BERRI PATCH PLACE	
TOTAL AREA	9,489 sf	TOTAL AREA	7,000 sf	TOTAL AREA	7,000 sf
UNIT COUNT	8	UNIT COUNT	7	UNIT COUNT	7
UNIT SIZE	1,250 sf	UNIT SIZE	1,000 sf	UNIT SIZE	1,000 sf
BUILDING TYPE	Warehouse	BUILDING TYPE	Warehouse	BUILDING TYPE	Warehouse
ACREAGE	0.61	ACREAGE	1.25	ACREAGE	0.56
YEAR BUILT	1991	YEAR BUILT	1994	YEAR BUILT	1995
ZONING	M1	ZONING	M1	ZONING	M1
PARCEL ID	27-37-08-00-764	PARCEL ID	27-37-08-00-766	PARCEL ID	27-37-08-00-768

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# SITE PHOTOS

1316 Berri Place



1318 Lake Washington Rd



1312 Berri Place



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	9,380	1 Mile	\$66,794	1 Mile	41.20
3 Mile	117,315	3 Mile	\$91,321	3 Mile	43.50
5 Mile	284,603	5 Mile	\$85,321	5 Mile	44.30

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	9,684	1 Mile	\$55,794	1 Mile	43
3 Mile	120,479	3 Mile	\$66,664	3 Mile	45
5 Mile	294,637	5 Mile	\$61,842	5 Mile	46

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# ZONING INFORMATION

M-1 – Light Industrial District. The provisions of this district are intended to apply to an area located in close proximity to rail, air or major roadway facilities and which can serve intensive commercial uses and light manufacturing, warehousing, distribution, wholesaling and other industrial functions of the city and the region. Restrictions herein are intended to minimize adverse influences of the industrial activities on nearby non-industrial areas and to eliminate unnecessary industrial traffic through non-industrial areas.

For more information visit: [https://library.municode.com/fl/melbourne/codes/code\\_of\\_ordinances](https://library.municode.com/fl/melbourne/codes/code_of_ordinances)

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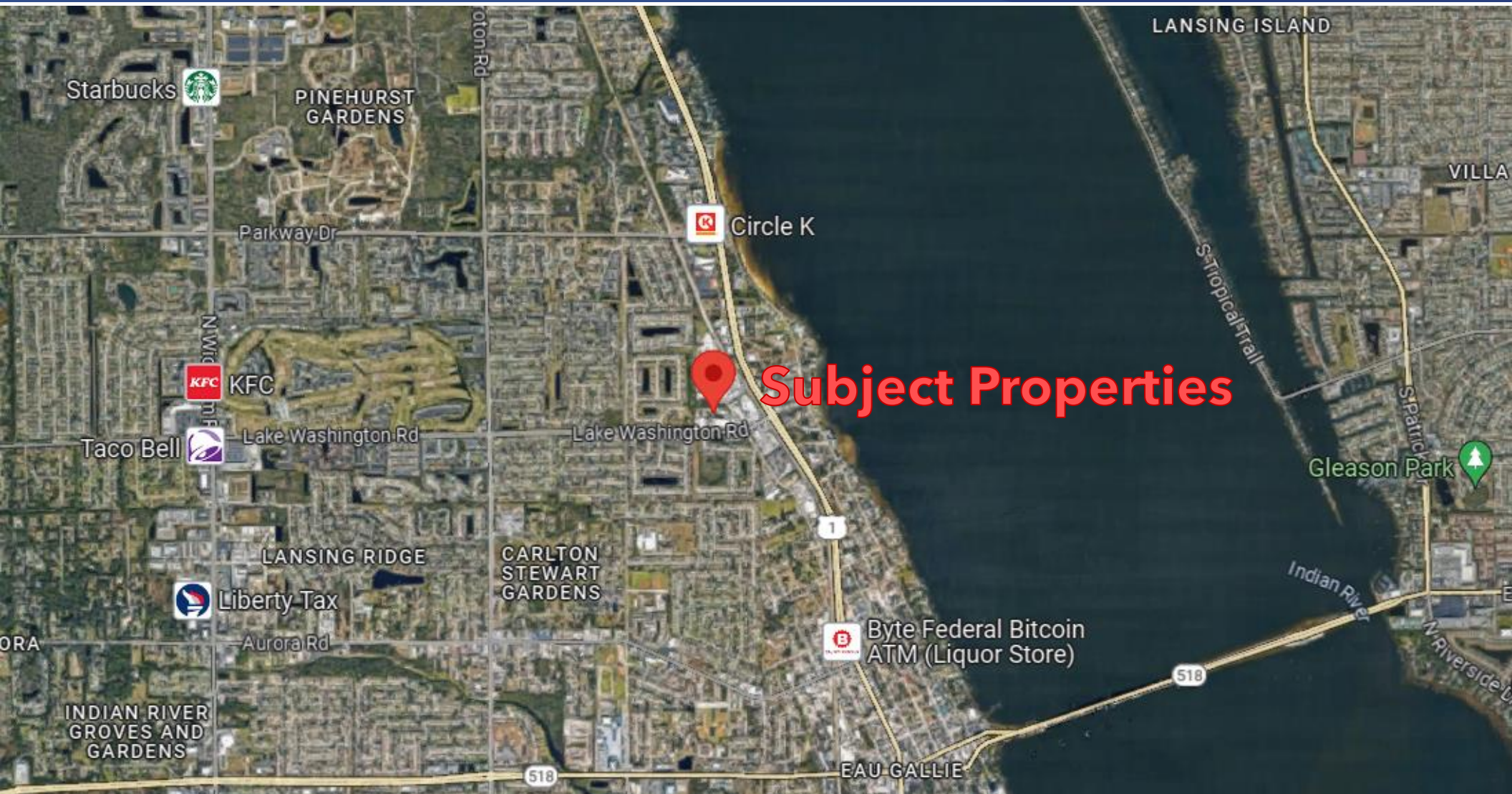
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# TRADE AREA MAP



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