

INDUSTRIAL WAREHOUSING SPACES

875 Creel Street, Melbourne FL, 32935



FOR LEASE | \$13.00/SF

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

PROPERTY OVERVIEW

- Up to 15,000± SF available, divisible into two 7,500± SF units.
- **Front unit:** office space, built-out second floor office/residence, open floor area, and dock-high door, and pedestrian access.
- **Rear unit:** newly built out bakery with state-of-the-art commercial ovens, new walk-in cold freezers, dock-high door, and pedestrian access.
- Ideal for light industrial, baking, or distribution uses
- Close proximity to US-1, I-95, and Melbourne Orlando International Airport.
- Situated in a well-established industrial area near Melbourne's Intracoastal.



LEASE RATE	\$13.00/SF
BUILDING SIZE	15,004 SF
SPACE AVAILABLE	(2) 7,500 SF
BUILDING TYPE	Warehousing/Industrial
ACREAGE	0.58 AC
FRONTAGE	123'
TRAFFIC COUNT	36,500 ADT (Harbor City Blvd)
YEAR BUILT	1963
CONSTRUCTION TYPE	Masonry/Concrete
PARKING SPACE	14 (surface)
ZONING	CE - Integrated Commercial Edge District
LAND USE	Heavy Commercial
PARCEL ID	27-37-16-54-B-1

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SITE PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS

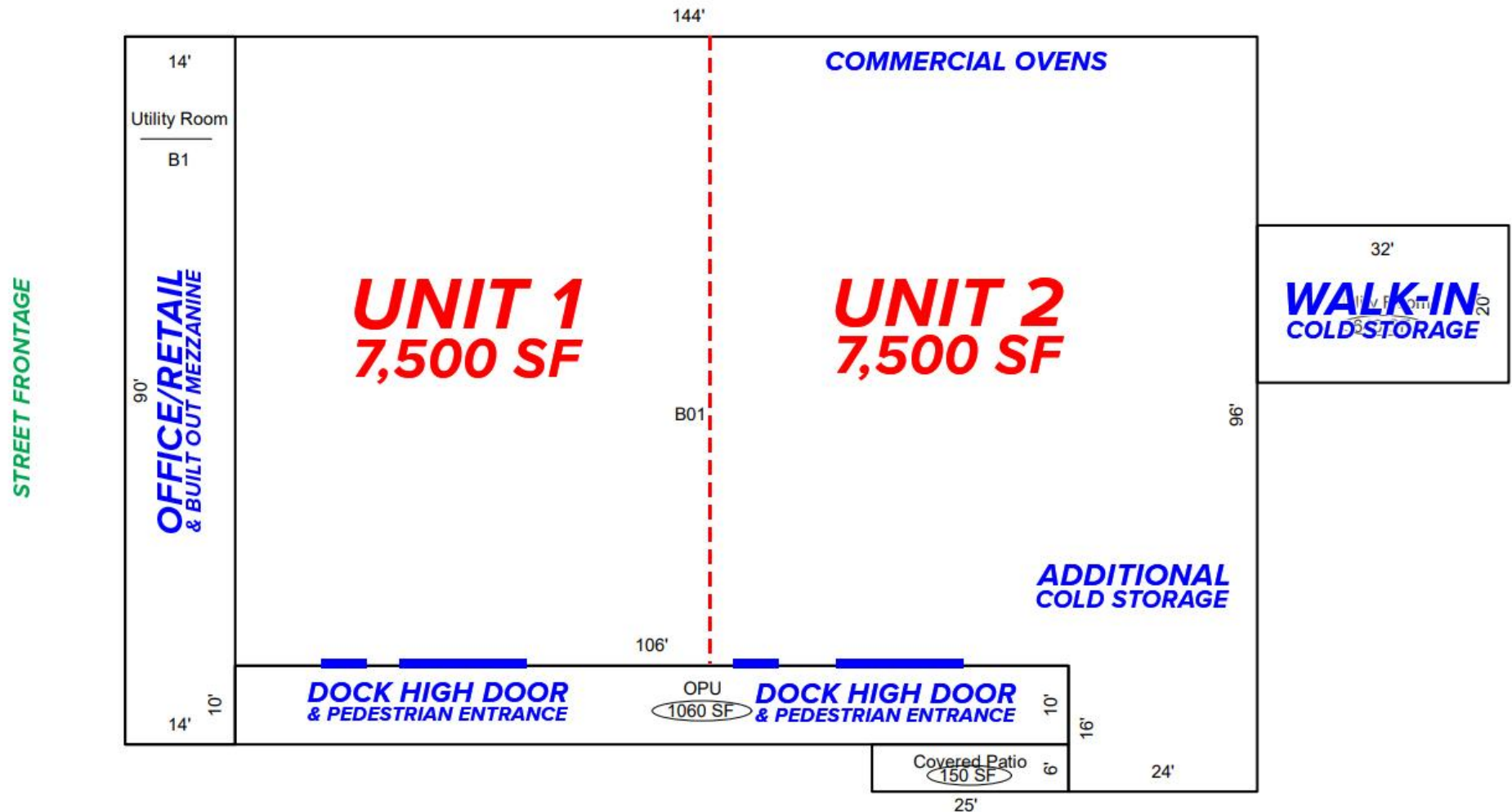


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FLOOR PLAN



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,768	1 Mile	\$69,202	1 Mile	42.5
3 Mile	49,875	3 Mile	\$80,032	3 Mile	43.8
5 Mile	131,278	5 Mile	\$90,221	5 Mile	44.6

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,409	1 Mile	\$53,817	1 Mile	42.6
3 Mile	54,209	3 Mile	\$61,922	3 Mile	44.4
5 Mile	143,155	5 Mile	\$68,261	5 Mile	46

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ZONING INFORMATION

Uses	C-E
Amusement center*	P
Agricultural uses*	C
Assembly, light*	P
Assisted living facilities	P
Building, contractor and equipment storage (outdoor) ¹	P
Car wash establishments, freestanding*	P
Child care facilities	P
Clubs and lodges	P
Community center building	P
Manufacturing, heavy	N
Manufacturing, light	P
Micro-brewery	C
Micro-distillery	C
Mini-storage facilities	P

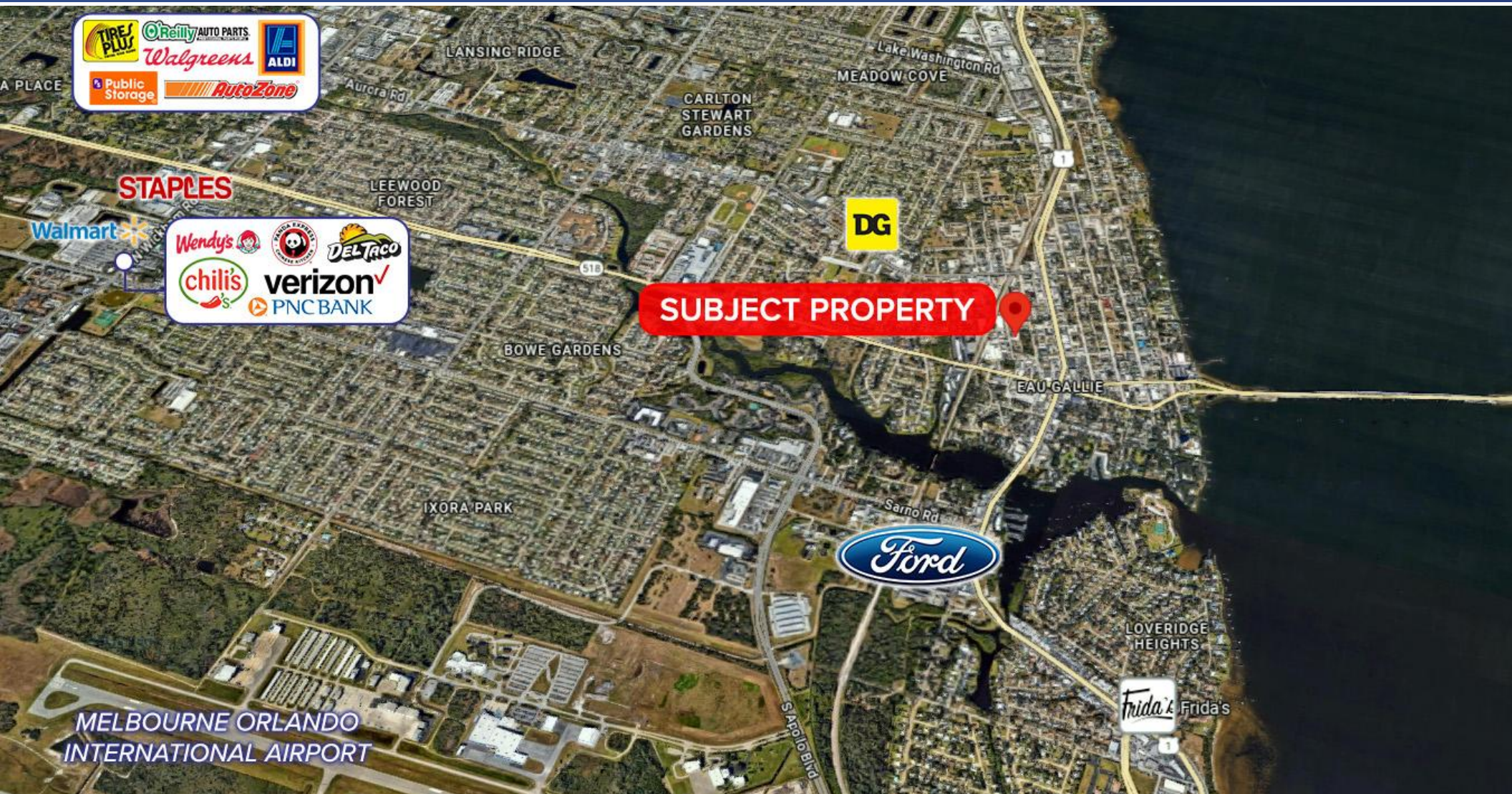
Service, vehicle*	P
Service, business	P
Service, major vehicle*	P
Service, personal	P
Soup kitchens*	C
Studio, art	P
Temporary labor agency*	P
Transitional homeless shelter*	C
Vehicle impounding yard*	P
Vehicle sales and rental with accessory services*	P
Veterinary facility*	P
Warehousing and wholesaling ⁶	P
Wholesaling from sample stocks.	P

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TRADE AREA MAP



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