

EXECUTIVE SUMMARY

• 4155 - 4165 Dow Road Melbourne, FL 32934



OFFERING SUMMARY

Available SF: 480 - 1,000 SF

Lease Rate: \$750.00 - 1,500.00 per
month (MG)

Year Built: 1986

Building Size: 50,600 SF

Renovated: 2023

PROPERTY OVERVIEW

Small Bay Warehouse & Storage Space Available for Lease.

Property underwent significant capital improvements in 2023.

Units provide grade level door access with larger spaces providing a mix of both office and warehouse space.

LOCATION OVERVIEW

Located in the heart of Melbourne's industrial corridor with strong proximity to I-95 and Ellis Road

MIKE MOSS, SIOR

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CHARLES DUVALL

Office Sales & Leasing
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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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AVAILABLE SPACES

• 4155 - 4165 Dow Road Melbourne, FL 32934

Lease Rate: \$750.00 - 1,500.00 PER MONTH (MG)

Total Space 480 - 1,000 SF

Lease Type: MG

Lease Term:

| SPACE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM |
|---------|-------------------|----------------|-----------|------------|
| 4155-F | \$18.00 SF/YR | Modified Gross | 1,000 SF | Negotiable |
| 4165-09 | \$750 PER MONTH | Modified Gross | 480 SF | Negotiable |
| 4165-15 | \$750 PER MONTH | Modified Gross | 480 SF | Negotiable |
| 4165-38 | \$1,100 PER MONTH | Modified Gross | 720 SF | Negotiable |
| 4165-45 | \$1,100 PER MONTH | Modified Gross | 720 SF | Negotiable |
| 4155-I | \$1,200 PER MONTH | Modified Gross | 800 SF | Negotiable |
| 4155-J | \$18.00 SF/YR | Modified Gross | 1,000 SF | Negotiable |
| 4155-K | \$1,200 PER MONTH | Modified Gross | 800 SF | Negotiable |
| 4155-V | \$1,200 PER MONTH | Modified Gross | 800 SF | Negotiable |
| 4165-06 | \$750 PER MONTH | Modified Gross | 480 SF | Negotiable |

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ADDITIONAL PHOTOS

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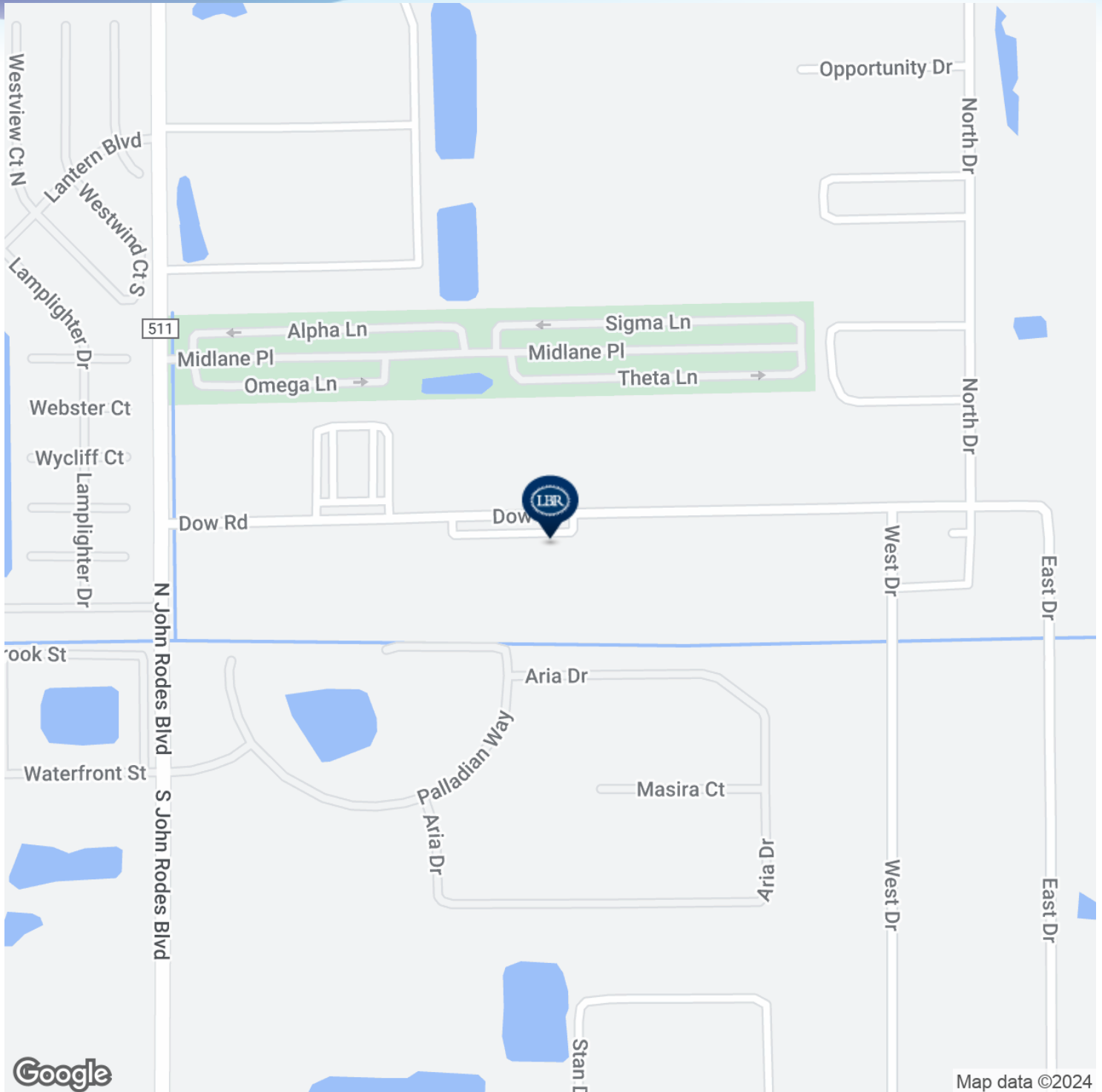
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LOCATION MAP

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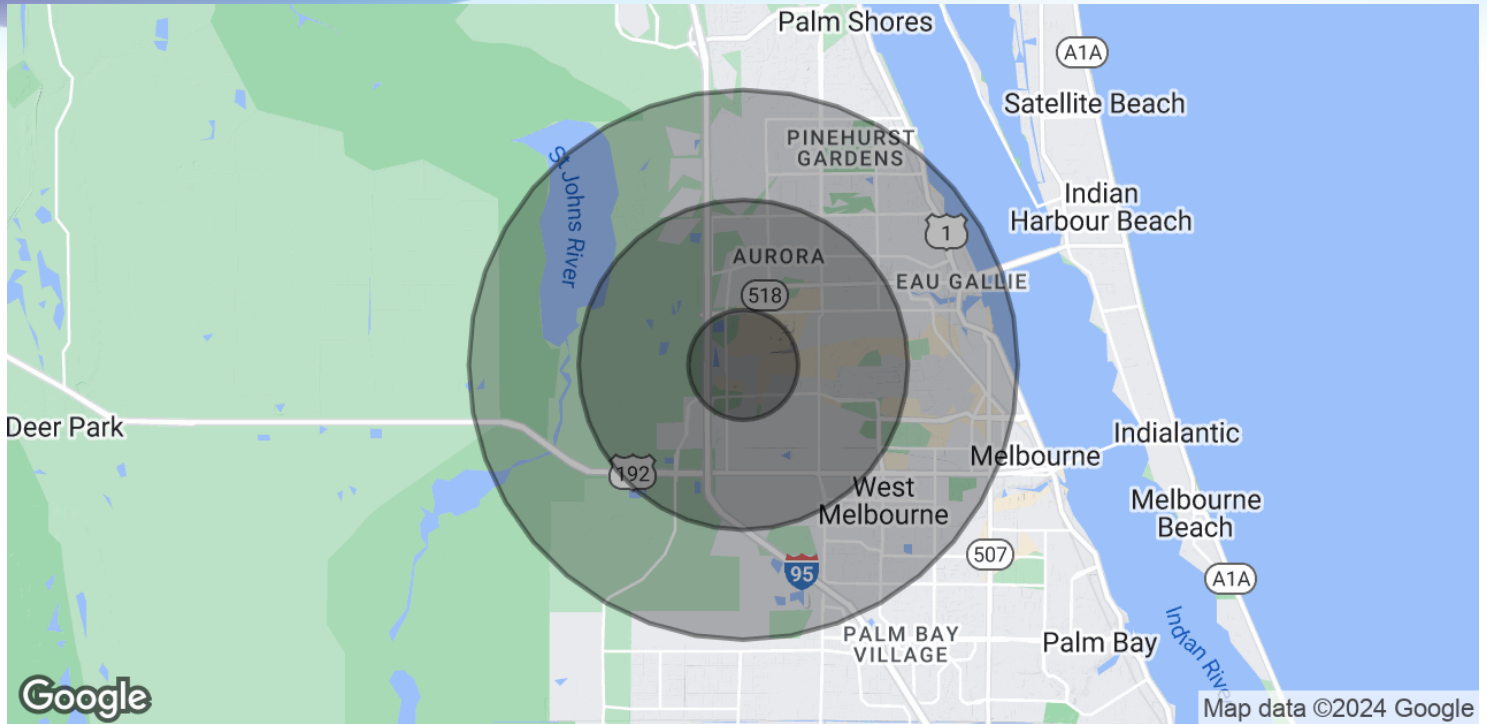
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DEMOGRAPHICS MAP & REPORT

• 4155 - 4165 Dow Road Melbourne, FL 32934



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,134 | 30,373 | 90,124 |
| Average Age | 52.1 | 45.1 | 43.0 |
| Average Age (Male) | 53.1 | 43.2 | 40.9 |
| Average Age (Female) | 51.4 | 47.8 | 45.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,504 | 12,944 | 39,130 |
| # of Persons per HH | 2.1 | 2.3 | 2.3 |
| Average HH Income | \$57,225 | \$66,465 | \$67,089 |
| Average House Value | \$144,108 | \$196,785 | \$200,219 |

* Demographic data derived from 2020 ACS - US Census

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