



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

WICKHAM BUSINESS PARK

2825 Business Center Boulevard
Melbourne, Florida 32940

OFFICE CONDO WITH NEW HVAC



For Sale

- + Sale Price: \$179,999
- + Building Size: 1,200 SF
- + Parking: Ample
- + Signage: Building

Highlights

- Located in a Light Industrial Park just off North Wickham Road
- Close Proximity to Interstate 95 and the Beach
- New Roof & New HVAC Unit
- Currently Built-Out as an Office Condo
- Amenities Include Large Open Space, 2 Front Doors, Garage Door for Storage, Handicap Accessible Restrooms and Unit Signage
- 30,000 AADT on North Wickham Road



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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



BISHOP BEALE DUNCAN

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Location Aerial & Demographics

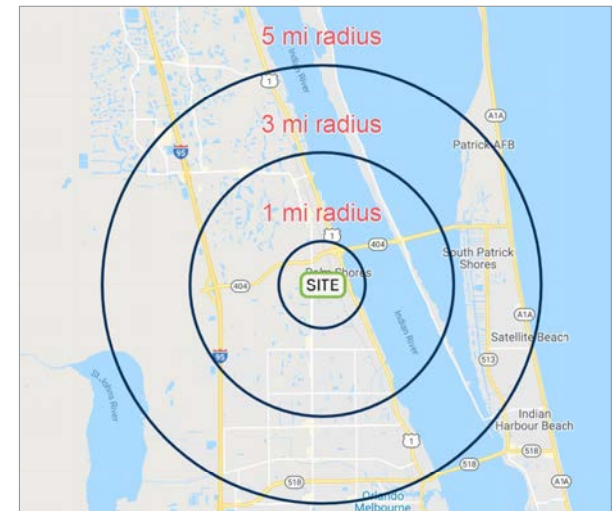


6 MINUTES
to Interstate 95

4 MINUTES
from U.S. Highway 1

2 MINUTES
from Highway 404

1 MINUTE
from N. Wickham Road



Radius	Population	HH Income	Businesses	Employees
1-Mile	6,082	\$108,809	337	2,418
3-Mile	37,680	\$93,053	1,462	10,255
5-Mile	99,605	\$88,346	4,411	29,987



Top Brevard County Employers

Over the last year companies relocating and expanding on the Space Coast have announced over 2,000 jobs and \$340 million in capital investment. Melbourne, with aerospace and defense-related employers like Harris, Embracer, Northrop Grumman, Lockheed Martin and a host of smaller tech firms, now has the highest concentration of engineers in the country outside of Palo Alto, California.

