

# FLEX WAREHOUSE UNITS

1316 Berri Patch Place, Melbourne FL 32935



FOR LEASE | \$12.50/SF MG

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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Stuart FL, 34996

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# PROPERTY OVERVIEW

- Excellent versatile flex spaces available to lease in Melbourne, FL. Ideal for a wide range of business operations, offering the perfect blend of office and warehouse functionality.
- Each unit offers pedestrian entrances, warehouse storage with roll-up doors, and air-conditioned office space.
- Located in a prime area of Melbourne with quick accessibility to Dixie Highway and less than 15 min. away from the I-95 access ramp.
- Whether you're a startup, a small business, or an established company looking to expand, these units provide the flexibility and convenience you need.



<b>LEASE RATE</b>	\$12.50/sf MG
<b>BUILDING SIZE</b>	7,000 SF
<b>SPACE(S) AVAILABLE</b>	
<b>UNIT 3</b>	1,000 SF
<b>UNIT 6</b>	1,000 SF
<b>TRAFFIC COUNT</b>	14,700 ADT (Wickham Rd.)
<b>YEAR BUILT</b>	1994
<b>CONSTRUCTION TYPE</b>	Masonry/Concrete
<b>PARKING SPACE</b>	40
<b>ZONING</b>	M2
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	27-37-08-00-766

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# INTERIOR PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	9,387	1 Mile	\$69,071	1 Mile	43.70
3 Mile	55,889	3 Mile	\$84,498	3 Mile	43.60
5 Mile	117,048	5 Mile	\$95,547	5 Mile	45.10

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	9,992	1 Mile	\$58,789	1 Mile	44.00
3 Mile	59,936	3 Mile	\$65,554	3 Mile	44.30
5 Mile	126,333	5 Mile	\$72,582	5 Mile	47.00

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# ZONING INFORMATION

<b>M2 Uses</b>	
Amusement center*	P
Agricultural uses*	C
Assembly, light*	P
Assisted living facilities	P
Bars (see art. VI, sale of alcohol)*	C
Bed and breakfast	N
Brewpub*	P
Building, contractor and equipment storage (outdoor) <sup>1</sup>	P
Car wash establishments, freestanding*	P
Child care facilities	N
Clubs and lodges	C
Community center building	N
Convenience stores with gas pumps/gas stations*	P
Day shelter*	C
Domestic violence shelter*	N
Dormitory	P
Drive-in theaters*	N
Dwellings, accessory (see art. VI, section 1(A))*	P/A
Dwellings, multi-family (see art. VI, section 1(K))*	P <sup>7</sup>
Dwellings, single-family (see art. VI, section 1(K))*	P <sup>7</sup>
Dwellings, two-family/three-family (see art. VI, section 1(K))* *	P <sup>7</sup>
Dwellings, townhouse*	P <sup>7</sup>

Electronic assembly	P
Group home facilities	N
Hospitals	N
Hotels, motels <sup>2</sup>	P
House of worship*	P
Kennel	P
Laboratories (research, medical & dental) and clinics	P
Landfill for non-household waste	C
Manufacturing, heavy	P
Manufacturing, light	P
Marinas*	N
Medical marijuana treatment center dispensing facilities	N
Micro-brewery	P
Micro-distillery	P
Mini-storage facilities	P
Nursing and convalescent homes*	N
Office/financial institutions	P
Outdoor display (see article VII, section 2(G))	P
Parking facilities as a principal use	P
Plant nurseries*	P
Public use*	P
Public utility service facilities*	P
Recovery home/halfway house*	N

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# ZONING INFORMATION

Recreation, indoor	P
Recreation, outdoor	C
Recreational vehicle (RV) parks*	N
Recycling facility*	P
Restaurants*	P
Retail	P
Schools*	P
School, non-academic instruction	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 <sup>6</sup>	P
Wholesaling from sample stocks.	P

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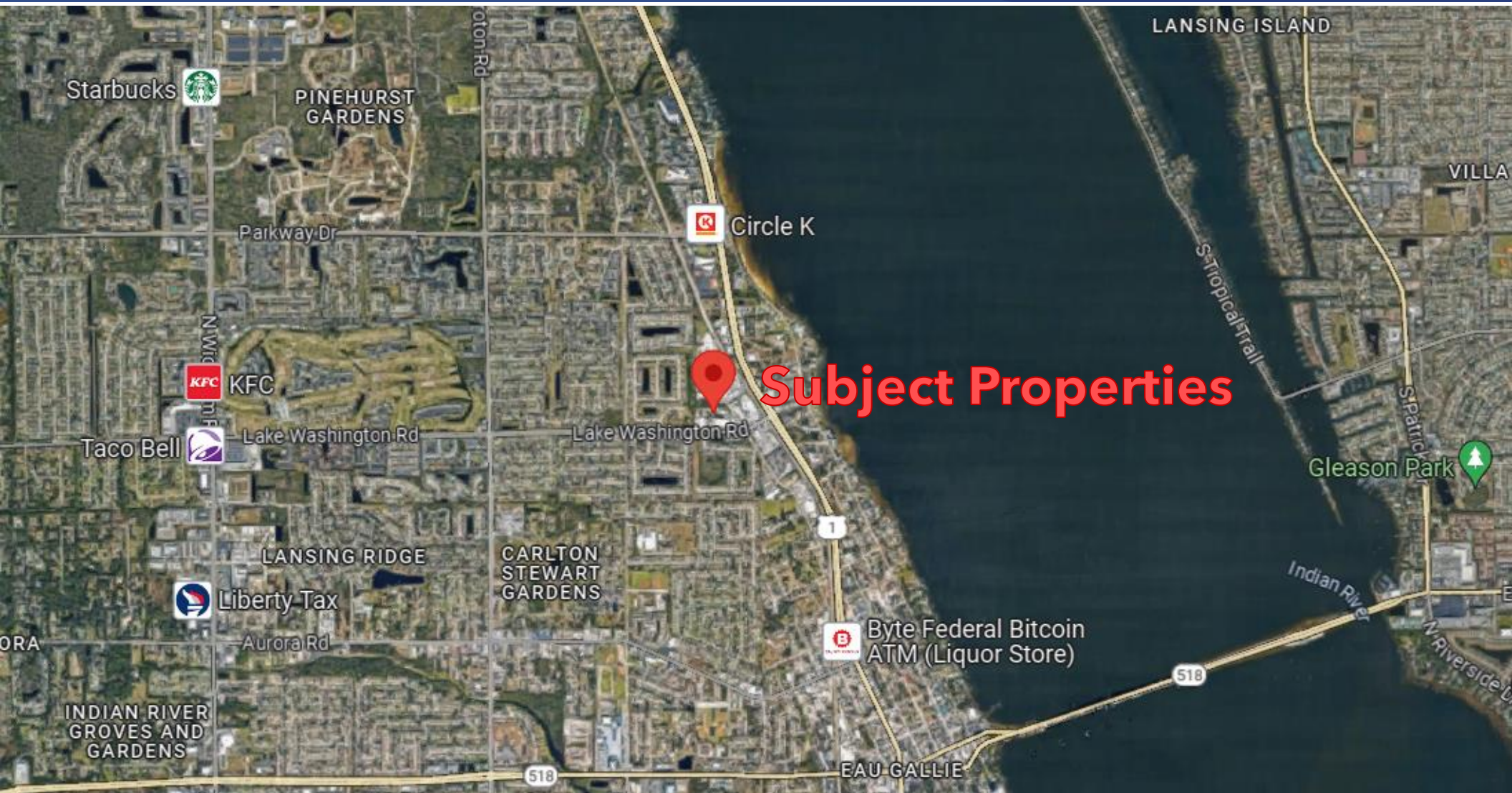
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# TRADE AREA MAP



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