

# Wickham Business Park

3030-3070 Venture Lane, Melbourne, FL 32934

**FOR LEASE: Flex / Warehouse / Office in Heart of Melbourne**



## OFFERING SUMMARY

**Available SF:** 1,814 - 7,068 SF

**Lease Rate:** \$13.75 - 14 SF/yr (NNN)

**Zoning:** City of Melbourne Light Industrial (M-1)

## PROPERTY OVERVIEW

3040 #104: Est. 1,039 SF Office + 775 SF Warehouse = 1,814 SF  
 3040 #106: Est. 950 SF Office + 864 SF Warehouse = 1,814 SF  
 3050 #101-102: 3,852 SF. Est. 20% Office + 80% Open Configuration  
 3050 #107: Est. 400 SF Office + 1,514 SF Warehouse = 1,914 SF  
 3060 #101-104: 7,068 SF. Est. 20% Office + 80% Warehouse  
 100% HVAC, City Water/Sewer & FPL Electric. Fiber Available in the Park  
 Each Unit up to 21' +/- Clear Height in Warehouse  
 Each Unit has One 12' Wide x 14' Tall +/- Grade Level Door  
 Ample Parking. Potential for Outdoor Storage/Overflow Vehicle Parking  
 Est. \$5.25 PSF OPEX (Includes Water & Dumpster)

## LOCATION OVERVIEW

Conveniently positioned near Eau Gallie Blvd which is the primary connector between I-95, US1 and the beaches. Close proximity to the Melbourne International Airport, Eau Gallie Arts District (EGAD), and the rest of the schools, childcare and restaurants the area has to offer. Make this the future home for your business today!



**Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR**

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 mike@ullianrealty.com

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Aerial



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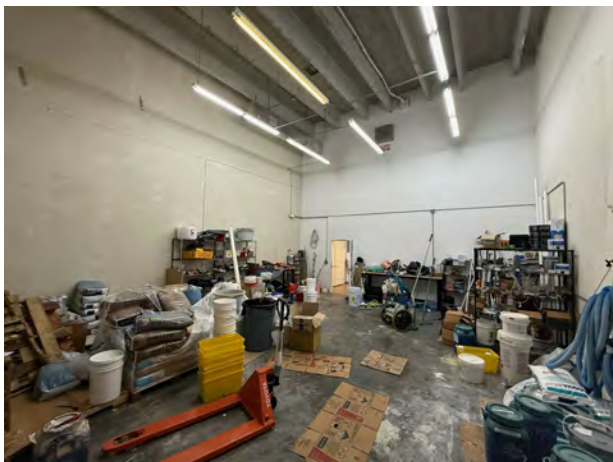
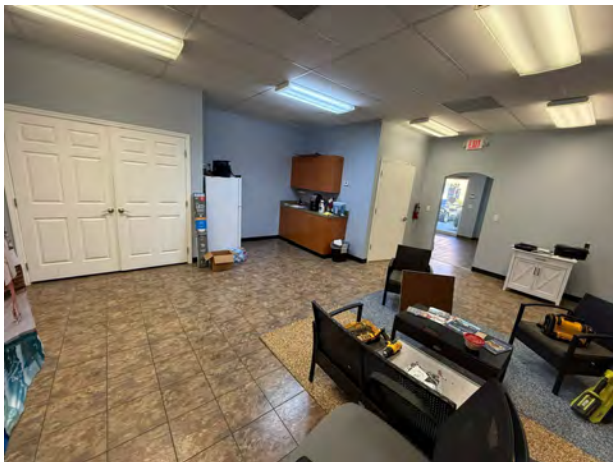
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3040 #104 = Est. 1,039 SF Office + 775 SF Warehouse = 1,814 SF



Individual Members  
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3040 #106: Est. 950 SF Office + 864 SF Warehouse = 1,814 SF



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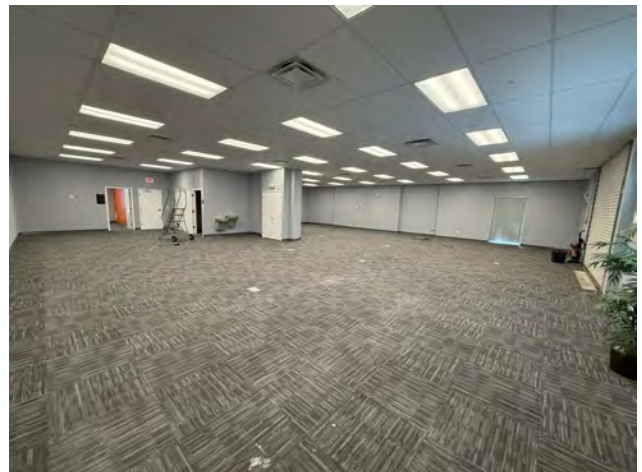
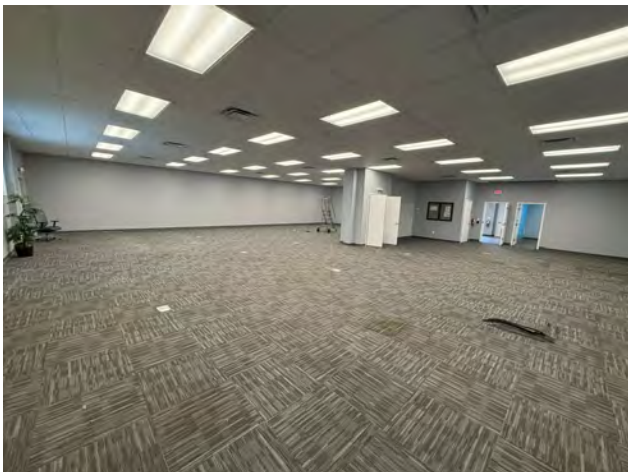


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3050 #101-102: Est. 20% Office + 80% Open Configuration. 3,852 SF



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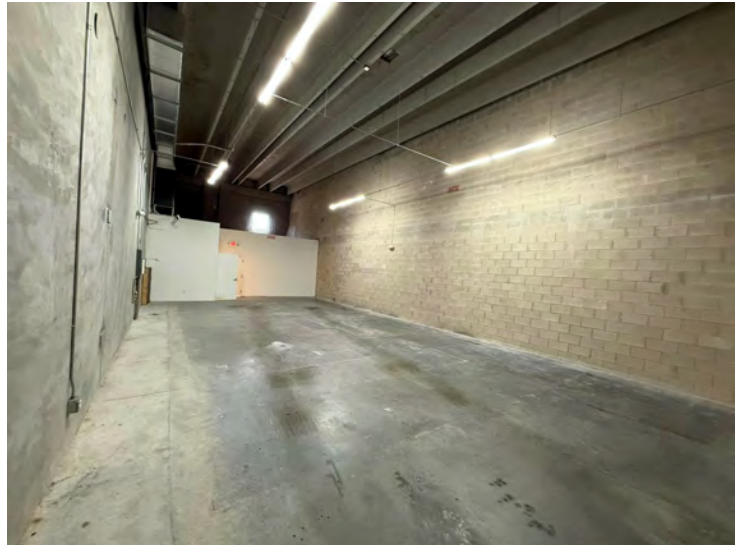
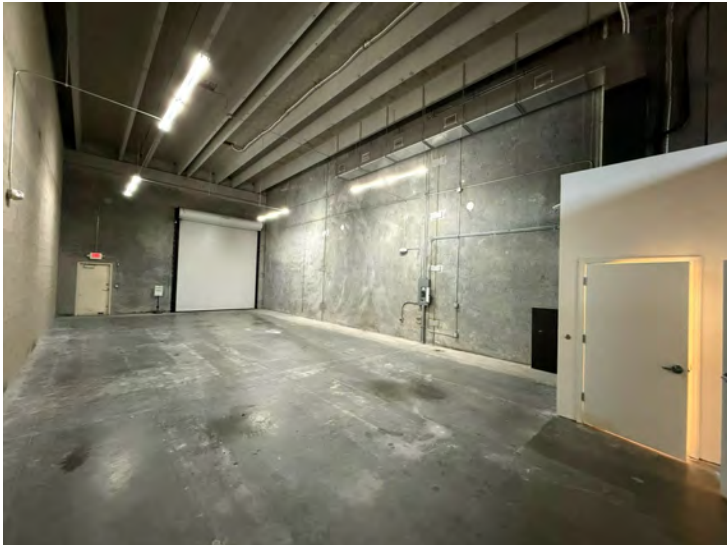


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3050 #107: Est. 400 SF Office + 1,514 SF Warehouse = 1,914 SF



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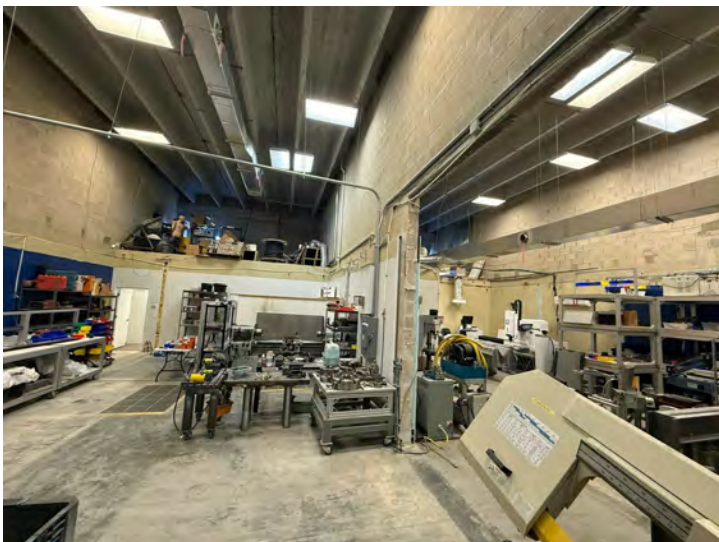


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3060 #101-104: Est. 20% Office + 80% Warehouse. 7,068 SF



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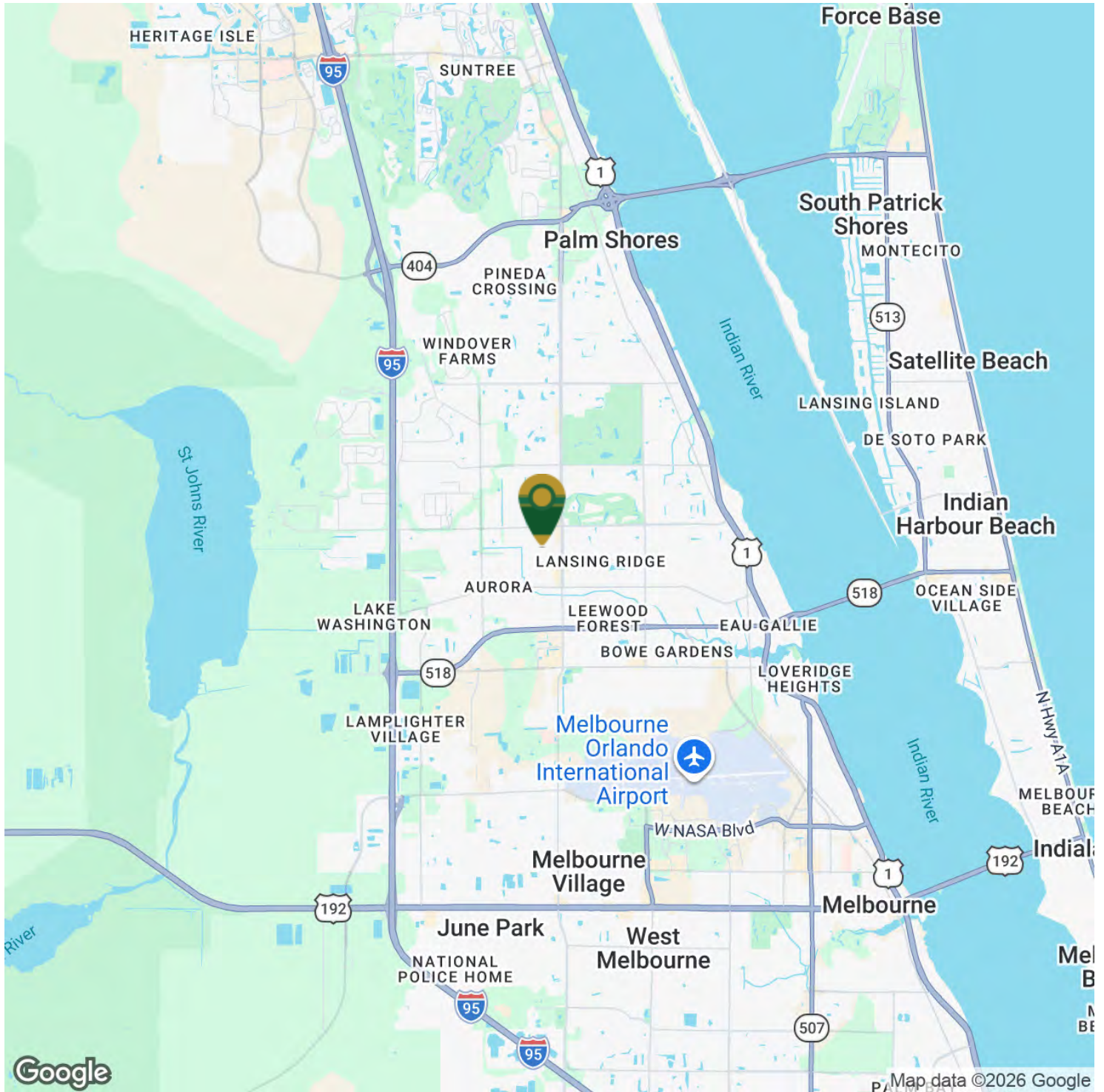


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## Location Map



Google

Map data ©2026 Google



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