

SOUTH POINTE COMMONS



SOUTH POINTE COMMONS

OFFICE CONDOS

4740—4780 DAIRY ROAD, MELBOURNE, FLORIDA

FOR SALE OR LEASE

MEDICAL AND PROFESSIONAL OFFICES

**6 BUILDINGS—UNITS RANGE IN SIZE
FROM 1,000 SQ. FT. TO 8,000 SQ. FT.**

- EXCELLENT LOCATION
 - MINUTES TO NEW HAVEN AVENUE
 - MINUTES TO I-95
- KEY WEST STYLE BUILDINGS BUILT TO 140 MPH WIND CODES.
- STEEL REINFORCED/POURED CBS CONSTRUCTION WITH METAL ROOF.
- ALL UNITS HAVE SEPARATE ENTRANCES AND EXTENSIVE NATURAL LIGHT WITH HIGH IMPACT GLASS WINDOWS AROUND ENTIRE PERIMETER OF EACH BUILDING.
- GENERATOR HOOK-UPS AND HIGH SPEED INTERNET PLATFORM (CABLE AND FIBER OPTIC—DSL).
- WILL BUILD TO SUIT—CUSTOM FLOOR PLANS.
- LOCATED JUST NORTH OF PALM BAY ROAD.

CONTACT

**WILLIAM H. BENSON
(321) 984-0999**



LOOKING SOUTH AT EXISTING BUILDING #2, #3 AND #4







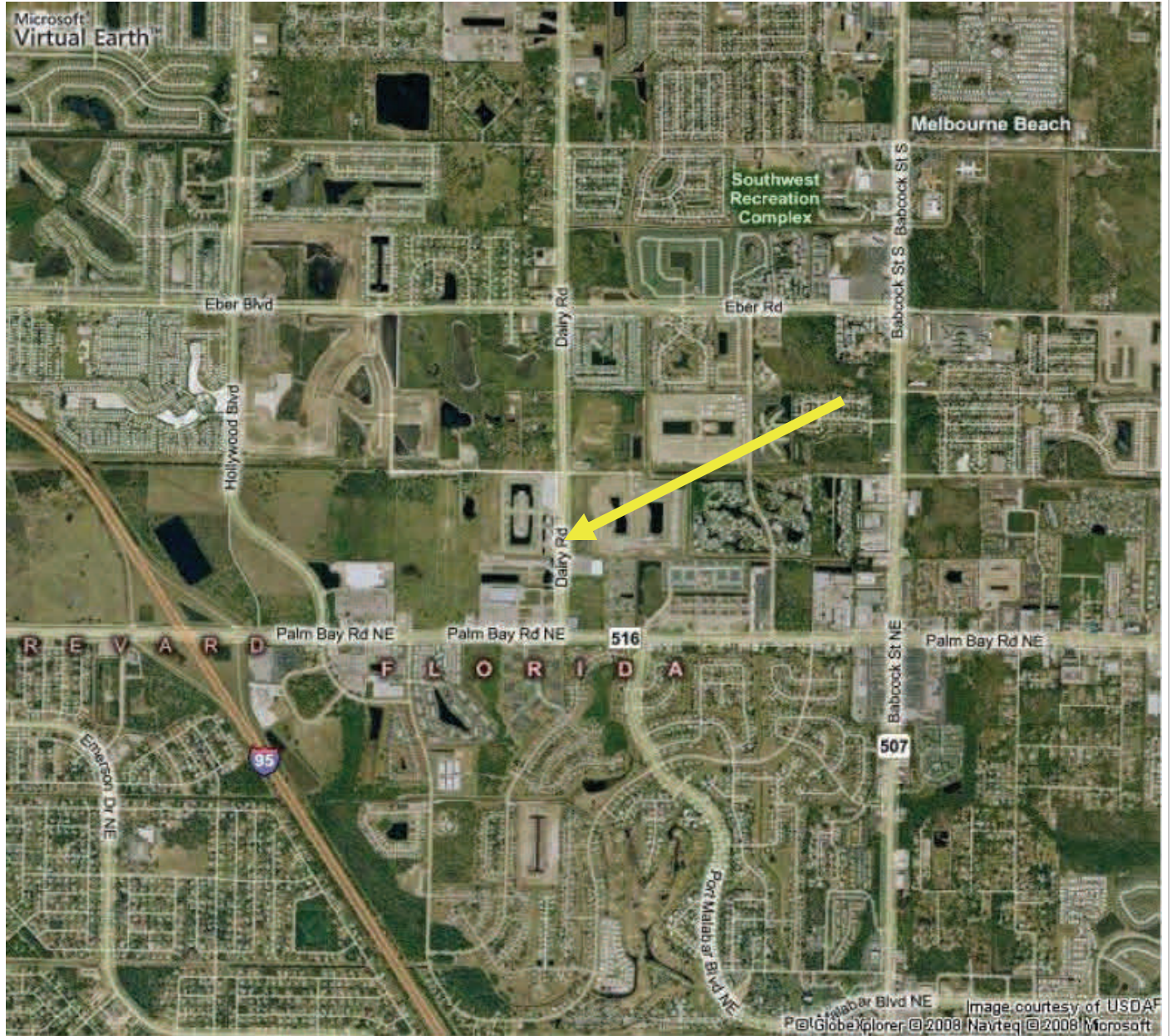


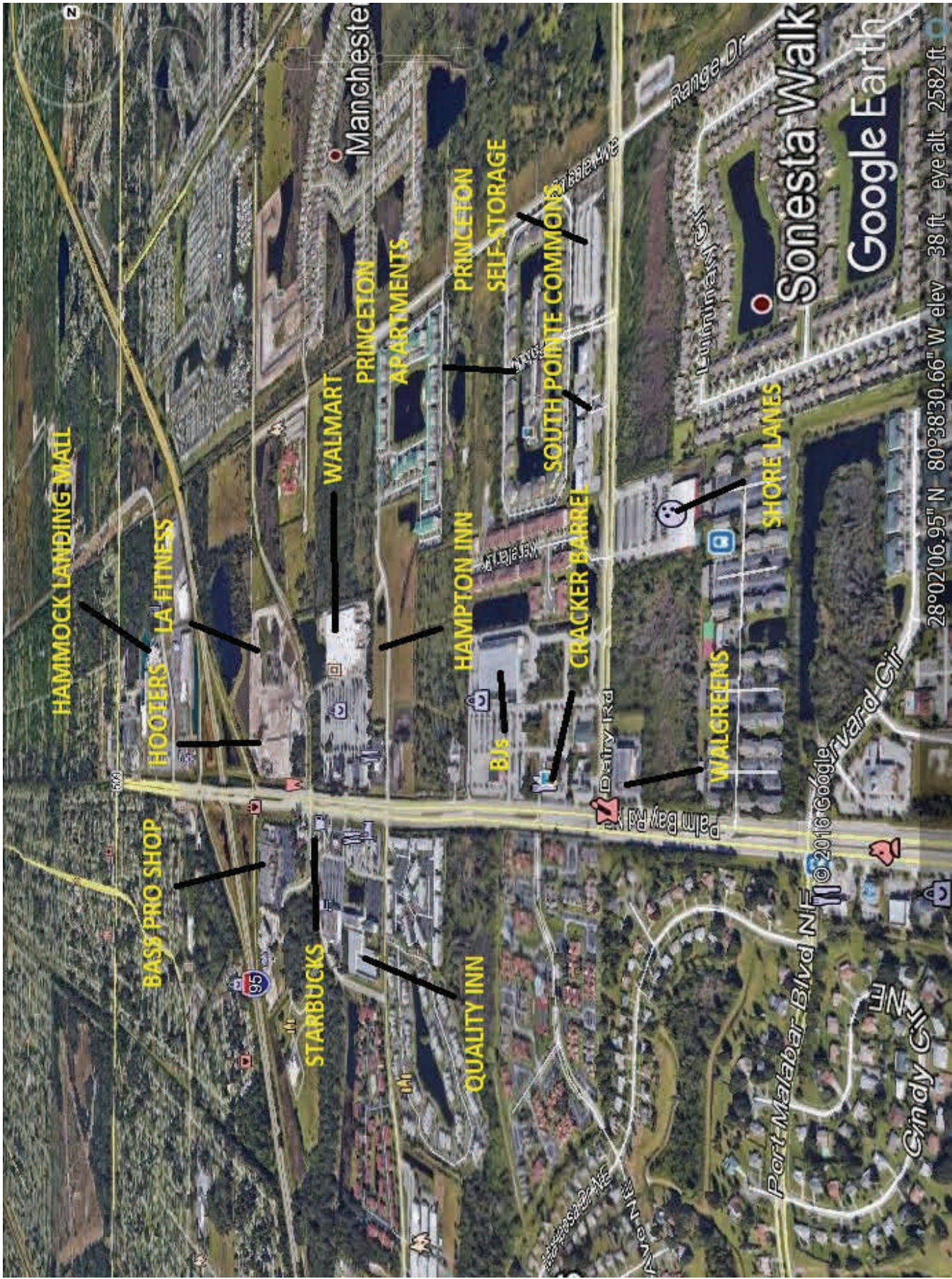




PROPOSED 8,000 SQ. FT. MEDICAL BUILDING ON BUILDING PAD #5

AERIAL MAP





HAMMOCK LANDING WALL

HOOTERS LA FITNESS

BASS PRO SHOP

STARBUCKS

QUALITY INN

WALMART

PRINCETON APARTMENTS

HAMPTON INN

PRINCETON SELF-STORAGE

SOUTH POINTE COMMONS

CRACKER BARREL

WALGREENS

SHORE LANES

Sonesta Walk

Google Earth

28°02'06.95" N 80°38'30.66" W elev 38 ft eye alt 2582 ft

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Cindy Glen

Port Malabar Blvd N

Dorothy Rd

Deer Run Rd

Range Dr

Luminous Golf

Avenue

Manchester

SOUTH POINTE COMMONS SITE PLAN

FUTURE LAND USE = MDR (MEDIUM DENSITY RESIDENTIAL)
ZONING = R-2(10)

