

**General Information**

<b>Company Legal Name:</b>	7211 Waelti Dr, LLC
<b>Trade Name:</b>	
<b>Full Address:</b>	7211 Waelti Drive, Melbourne, FL 32940
<b>State/Province:</b>	FL
<b>Current Occupancy:</b>	Vacant
<i>Use (if other):</i>	
<b>Current Zoning:</b>	BU-1
<b>Collision Use Permitted?</b>	No
<i>If yes, specify:</i>	
<b>Real Estate Details</b>	
Sale or Lease?	Sale
<i>Asking Price (for sale):</i>	\$ 3,900,000.00
<i>Asking Rent PSF (for lease):</i>	
<b>Listing Agent Information</b>	
Agent Name:	Stefanie Lattner
Phone:	321-639-3480
Email Address:	<a href="mailto:stefanie@lattnerqq.com">stefanie@lattnerqq.com</a>

**Property Information**

Land Size (Acres):	1.64
Year Built:	2024
Year the roof was installed:	2024
Multiple buildings on property?	No
Building Size (Sq. ft.)	14000
Ground Floor Only (Sq. ft.)	14000
Ceiling Height (ft):	20-24
Total Washroom Count:	9
ADA Compliant Washrooms:	Yes
HVAC system in place ?	No
<b>Parking Lot Information</b>	
Parking Lot type:	concrete
Secured Parking (fenced)?	No
Total Count of Parking Spots:	70
Count of ADA Parking Spots:	4
ADA Building Access (ramp)?	Yes

**Utilities**

Electric service, to building?	Yes
<i>If yes, Amperage/voltage:</i>	900 Amp. The feed into the building of 480 volts. There's a 480 panel, a 280 panel, and a 120 panel. 277 is available as well.
Gas service, to building?	No
<i>If yes, specify gas type:</i>	
<i>Gas BTU to the building:</i>	
Water service size, before meter?	6 inch meter for fire, 1 inch meter with a 2 inch line (so you can size up to 1.5 or 2" meter)
Water service size, after meter?	1 inch
Well water?	No
Septic?	No
Sewer line size:	4" coming out the building, goes into 6" in parking lot to lift station w/ maserator, pumps into 2" going out to forced main at property line.
Oil/Water Separator?	No
Fire Protection	Yes
<i>If yes, select type:</i>	Wet