

MEDICAL OFFICES

CHILD ORIENTED FACILITIES

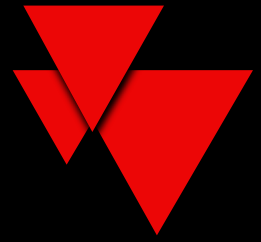
ACTIVITY SPACES

EDGE 4

EAU GALLIE POINTE

19,275 SF TOTAL

NOW PRELEASING



Edge 4, an 19,275 SF building sits on an 1.91 Acre lot. 9,320 SF is still available in Melbourne's premiere commercial subdivision of Eau Gallie Pointe.

Contemporary finishes and modern architectures would fulfill all your needs with custom build outs and can be delivered as early as Winter 2021.

LOT 4.0

3980 Sarno Road
Melbourne, FL 32934

With its excellent location, the market's skilled workforce, and the subdivision's surrounding multifaceted demand generators, EDGE 4 attracts successful businesses and national brands.

As an experienced development company, Hardy World has the expertise to custom build a world-class facility to suit your needs. The developer has a proven track record in the City of Melbourne and focuses on establishing dynamic workplaces and Developments on Florida's Space Coast.

18,870 SF Total + 3,500 SF outdoor

9,320 SF Available | ~2,005 SF Minimum

76 Car Parking Spaces | 4.15 / 1,000 Spaces

14' min clear height

M-1 Zoning | Multiple uses

Custom tenant build-outs

Brand new Class A PEMB construction

Delivering Fall 2022

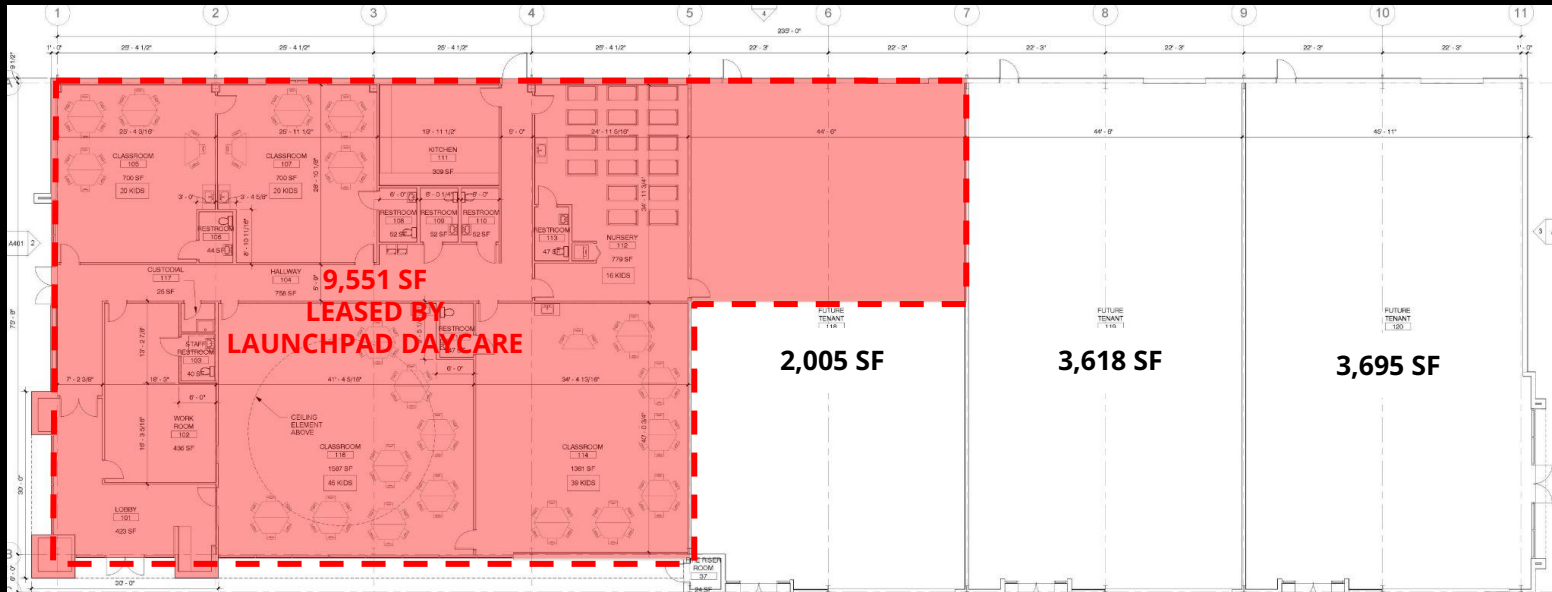


HARDY WORLD LLC

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Population



Households



Median Income



Businesses

38,810

16,897

3 MILES

72,851

2,891

92,627

39,974

5 MILES

76,744

6,134

293,113

123,778

10 MILES

78,163

14,732

CLICK FOR EXISTING BUILD OUTS & ADDITIONAL INFORMATION

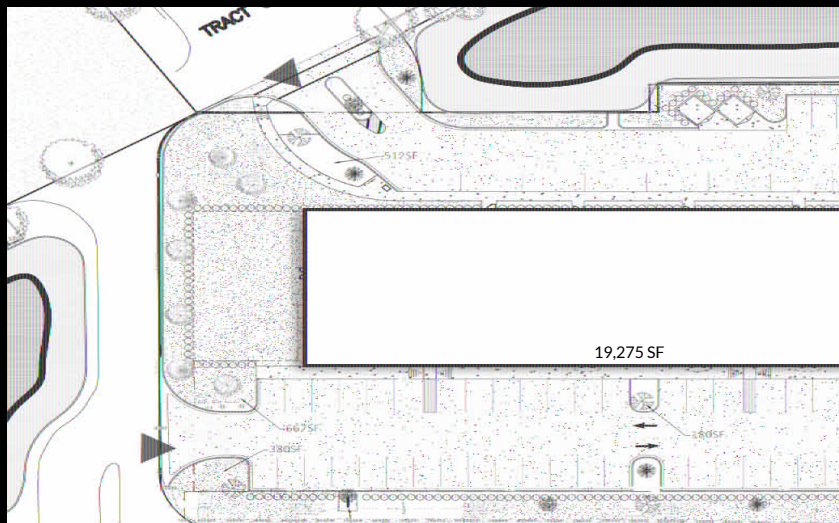
Under 1 Mile from I-95

Minutes Away from Melbourne Airport

Start-up hub & investor friendly market

Excellent market growth potential

Educated workforce



Hardy World LLC with its modest portfolio, specializes in various real estate asset classes. With industrial and flex spaces in various booming markets, we are pleased to offer Edge 4, in the Melbourne market. Through Hardy World expertise, its our promise to develop the best in-class spaces.

The Excitement is Building!

Contact **Hardy World** today:

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Edge 1.0: Completed June 2019



Edge 2.0: Completed December 2020



Edge 3.0: Permit Ready



Eau Gallie Boulevard

EDGE 1.0 - 2.57 Acres
32,337 SF | M-1 Zoning
Lot 7 & 8

EDGE 2.0 - 2.04 Acres
22,348 SF | M-1 Zoning
Lot 5 & 6

EDGE 3.0 - 0.67 Acres
5,375 SF | M-1 Zoning
Lot 3

EDGE 4.0 - 1.89 Acres
19,275 SF | M-1 Zoning
Lot 4

EDGE 5.0 - 1.91 Acres
Vacant Lot | M-1 Zoning
Lot 1

Edge 4.0: Completing Construction - Summer 2022

