

**Manufacturing / Engineering / High-Tech / Warehousing**  
 200 East Drive, Melbourne, FL 32904

**Stand-Alone Tilt Wall Concrete Building in Heart of Melbourne**



**OFFERING SUMMARY**

**Sale Price:** \$4,495,000

**Acreage:** 3.11 Acres

**Facility SF:** 30,000 SF

**Zoning:** Brevard County Light Industrial (IU)

**BCPA Tax ID #:** 2704339 & 2743710

**PROPERTY OVERVIEW**

4,000 SF +/- Office + 26,000 SF +/- Manufacturing = 30,000 SF +/- Total. Reception, Multiple Private Offices, Conference, Break Room. Warehouse/Manufacturing with Concrete Floor. 4 Dock High Doors. Approximately 14 - 17' Ceiling Height from Floor to Bottom of Roof Deck. 100% Fire Sprinklered & HVAC (Zoned Units). Column Spacing 25' x 50' +/- . 3-Phase, 1200 Amp FPL. City Water & Septic. Fiber. Sewer Est. 500' North on East Drive Per City of Melbourne, TBD. IU Zoning: Manufacturing, Assembly, Fabrication, Warehousing & More! Adequate Parking. Concrete/Asphalt Driveways & Parking Spaces. Also Available For Lease (Call for Details).

**LOCATION OVERVIEW**

Located in the heart of Melbourne approximately halfway between Ellis Road & Eau Gallie Boulevard. Easily accessible with three Interstate 95 Interchanges within a 3-mile radius! Close proximity to the Melbourne International Airport, L3Harris, Amazon, Northrop Grumman, and all of the other Manufacturing, Distribution, and Warehousing facilities in the area.



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**Zachary Ullian**

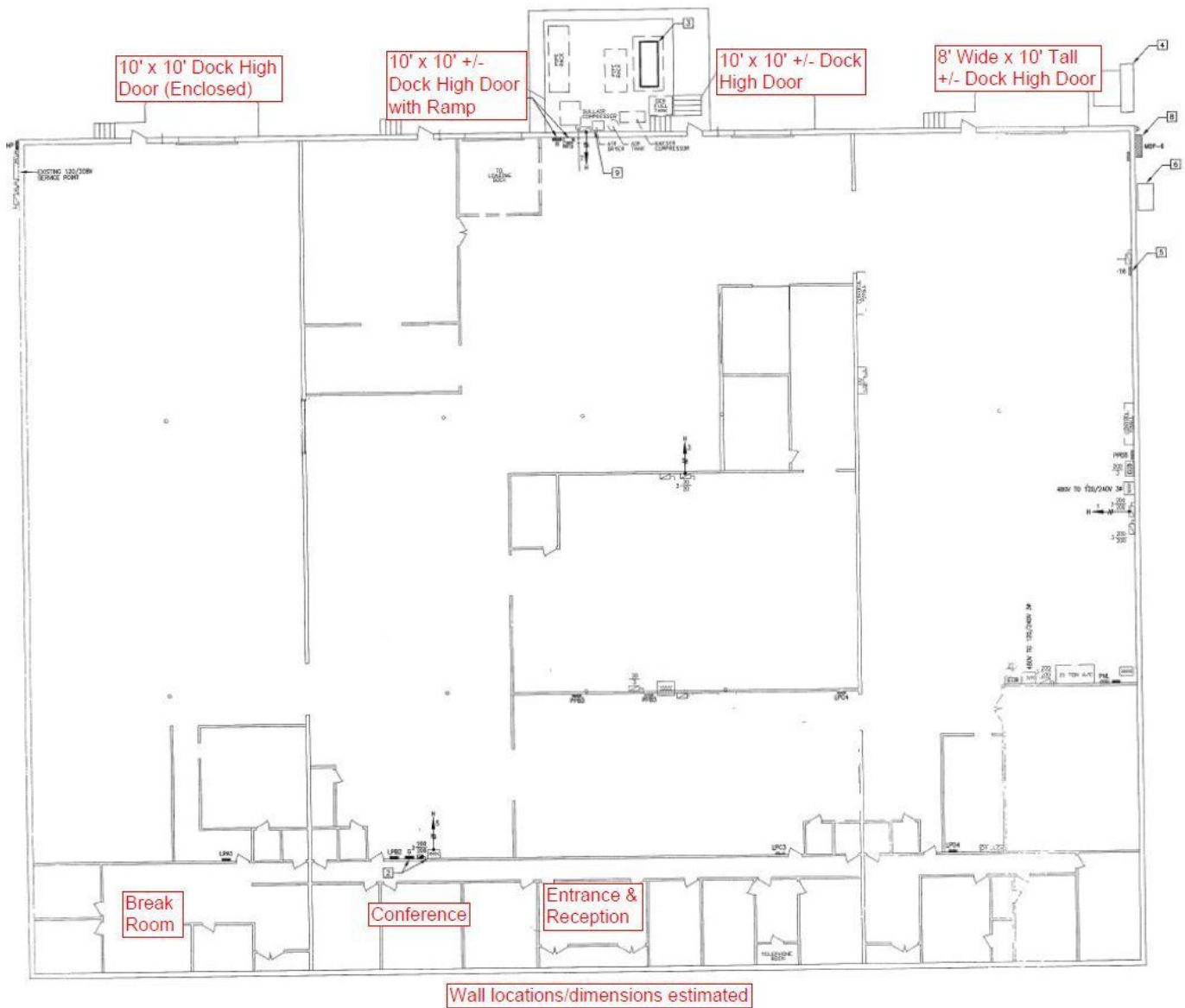
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Floor Plan (Wall Locations & Dimensions Estimated)



Individual Members  
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Adam Rathbun

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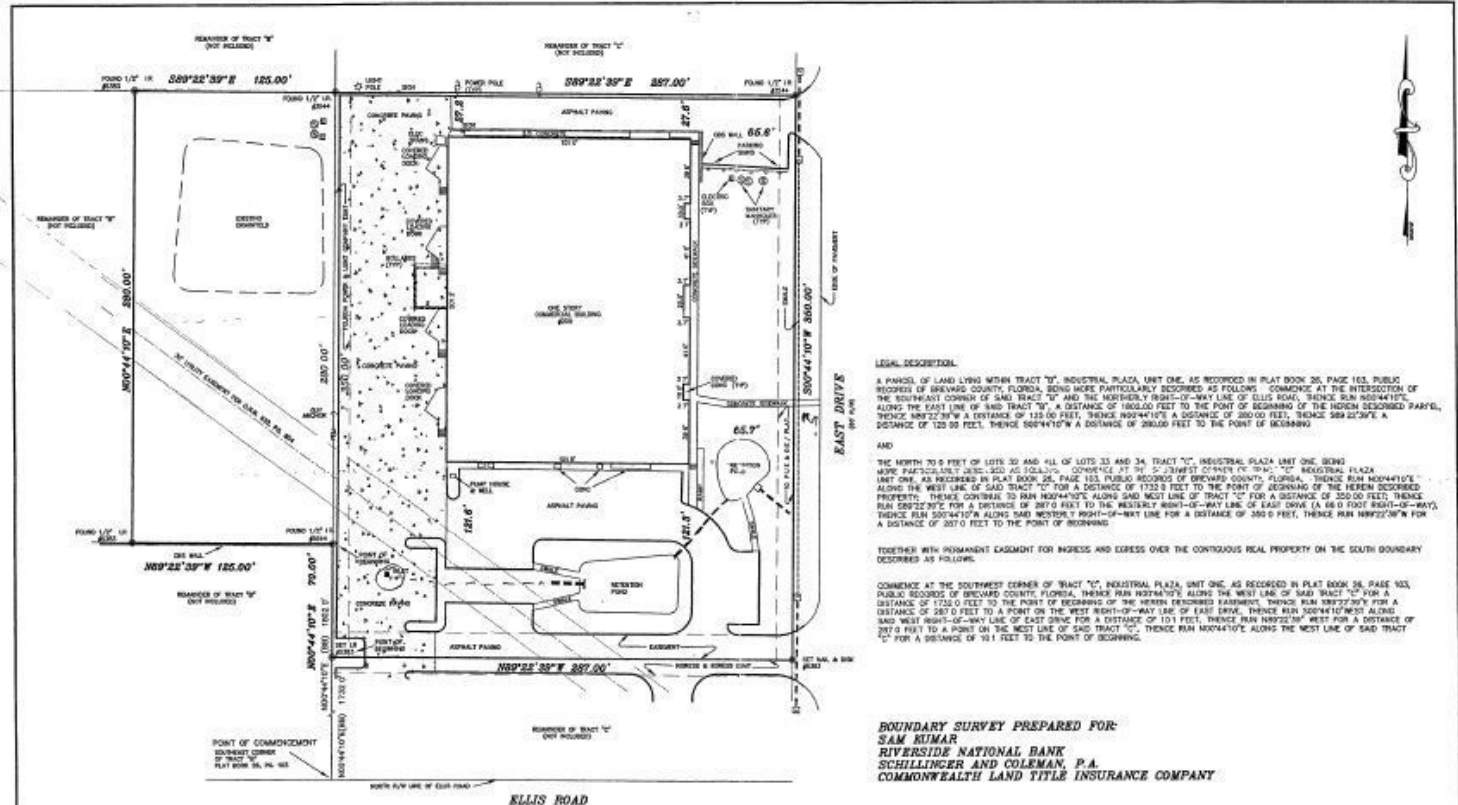


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## Survey



**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN TRACT "C", INDUSTRIAL PLAZA, UNIT ONE, AS RECORDED IN PLAT BOOK 26, PAGE 163, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID TRACT "C" AND THE NORTHERLY RIGHT-OF-WAY LINE OF ELLIS ROAD, THENCE S89°44'10\"/>

**AND**

THE NORTH 70.0 FEET OF LOTS 30 AND 41L OF LOTS 33 AND 34 TRACT "C", INDUSTRIAL PLAZA, UNIT ONE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C", INDUSTRIAL PLAZA, UNIT ONE, AS RECORDED IN PLAT BOOK 26, PAGE 163, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S89°44'10\"/>

TOGETHER WITH PERMANENT EASEMENT FOR INGRESS AND EGRESS OVER THE CONTIGUOUS REAL PROPERTY ON THE SOUTH BOUNDARY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C", INDUSTRIAL PLAZA, UNIT ONE, AS RECORDED IN PLAT BOOK 26, PAGE 163, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S89°44'10\"/>

**BOUNDARY SURVEY PREPARED FOR:**  
**SAM RUMAR**  
 RIVERSIDE NATIONAL BANK  
 SCHILLINGER AND COLEMAN, P.A.  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

AAL LAND SURVEYING SERVICES, INC.		
<p><b>APPROVED BY FIRM:</b> [Signature]</p> <p><b>DATE:</b> 10/10/2009</p> <p><b>SCALE:</b> 1" = 40'</p> <p><b>JOB #:</b> 11431</p> <p><b>FIELD SURVEY DATE:</b> 10/10/09</p> <p><b>DATE:</b> 10/10/09</p> <p><b>BY:</b> [Signature]</p> <p><b>DATE:</b> 10/10/09</p>	<p><b>NOTES:</b></p> <p>THIS SURVEY AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE MINIMUM TECHNICAL REQUIREMENTS AS SET FORTH IN THE FLORIDA SURVEYING BOARD REGULATIONS AND THE FLORIDA SURVEYING BOARD RULES AND REGULATIONS. THIS SURVEY AND DRAWING ARE NOT TO BE USED FOR ANY OTHER PURPOSES AND SHOULD NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY AND DRAWING. THE SURVEYOR HAS PREPARED THIS SURVEY AND DRAWING TO THE BEST OF HIS KNOWLEDGE AND BELIEF. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. THE SURVEYOR HAS BASED HIS SURVEY ON THE NATIONAL GEODETIC DATUM OF 1983, UNLESS OTHERWISE NOTED.</p>	<p><b>LEGEND:</b></p> <ul style="list-style-type: none"> <li>PLAT</li> <li>RECORD</li> <li>FILE</li> <li>BOOK</li> <li>PAGE</li> <li>SECTION</li> <li>COUNTY</li> <li>STATE</li> <li>ADJACENT PROPERTY</li> <li>RIGHT OF WAY</li> <li>ROAD</li> <li>EASEMENT</li> <li>ENCUMBRANCE</li> <li>CONCRETE</li> <li>ASPHALT</li> <li>GRAVEL</li> <li>DIRT</li> <li>WOOD</li> <li>IRON</li> <li>STEEL</li> <li>BRASS</li> <li>COPPER</li> <li>ZINC</li> <li>ALUMINUM</li> <li>LEAD</li> <li>SILVER</li> <li>PLATINUM</li> <li>DIAMOND</li> <li>GEMSTONE</li> <li>OTHER</li> </ul>

**SUBJECT TO**

- EASEMENTS OF RECORD
- UNRECORDED EASEMENT HELD BY FLORIDA POWER AND LIGHT COMPANY OVER THE FOLLOWING DESCRIBED REAL PROPERTY COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C", INDUSTRIAL PLAZA, UNIT ONE AS RECORDED IN PLAT BOOK 26, PAGE 163, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S89°44'10" ALONG THE WEST LINE OF SAID TRACT "C" FOR A DISTANCE OF 1732.0 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, THENCE CONTINUE S89°44'10" ALONG SAID WEST LINE OF TRACT "C" FOR A DISTANCE OF 353.0 FEET, THENCE RUN S89°22'39" W FOR A DISTANCE OF 10 FEET, THENCE RUN S89°44'10" W FOR A DISTANCE OF 353.0 FEET, THENCE RUN N89°22'39" W FOR A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING.
- SUBJECT TO AN EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C", INDUSTRIAL PLAZA, UNIT ONE, AS RECORDED IN PLAT BOOK 26, PAGE 163, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN N89°44'10" ALONG THE WEST LINE OF SAID TRACT "C" FOR A DISTANCE OF 1732.0 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, THENCE CONTINUE N89°44'10" ALONG SAID WEST LINE OF TRACT "C" FOR A DISTANCE OF 15.1 FEET, THENCE RUN N89°22'39" W FOR A DISTANCE OF 353.0 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST DRIVE, THENCE RUN S89°44'10" W ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 15.1 FEET, THENCE RUN N89°22'39" W FOR A DISTANCE OF 353.0 FEET TO THE POINT OF BEGINNING.



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## Office Photos



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## Manufacturing/Warehouse Photos



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The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

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## Aerial & Exterior Photos



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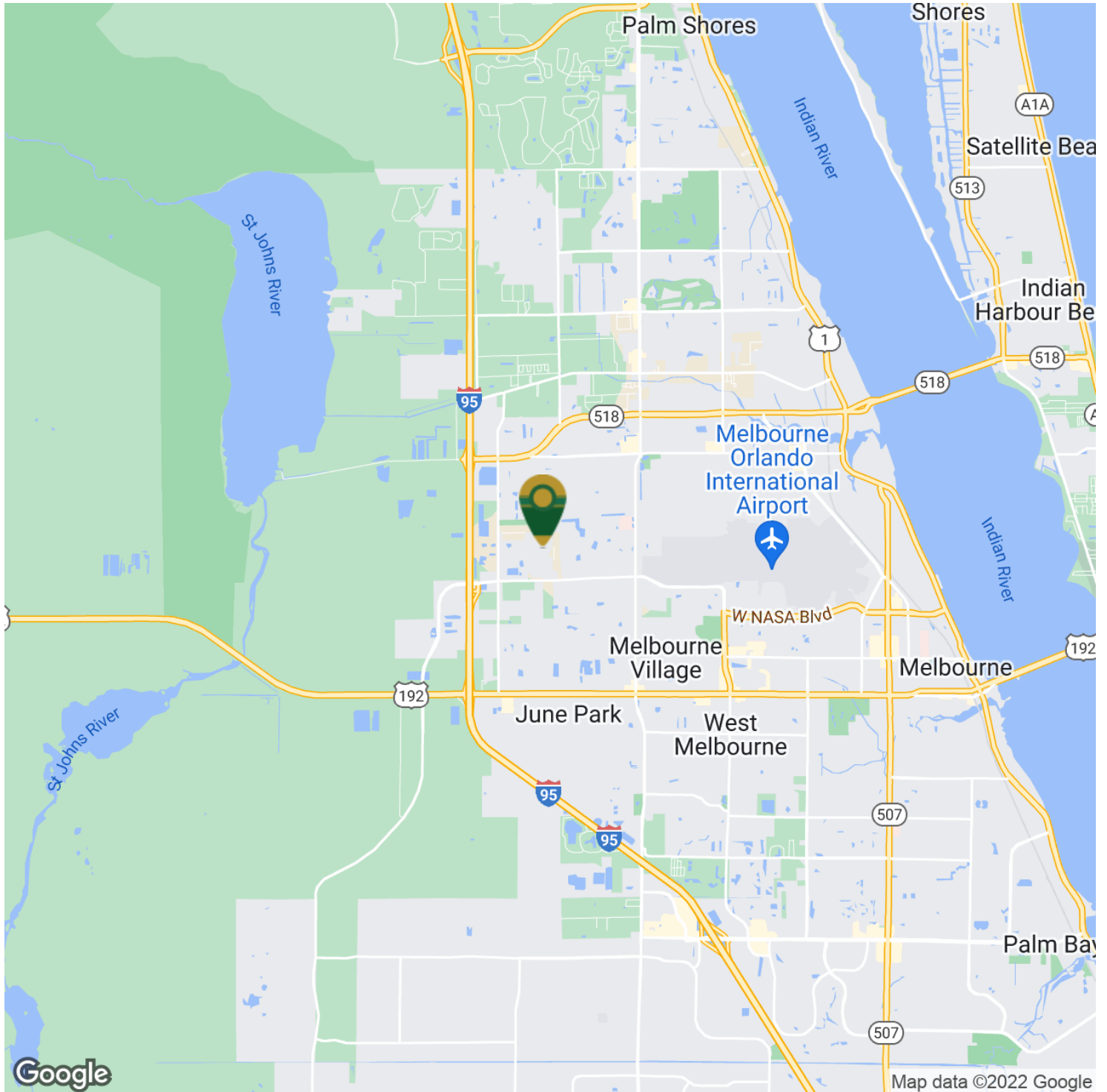


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## Location Map



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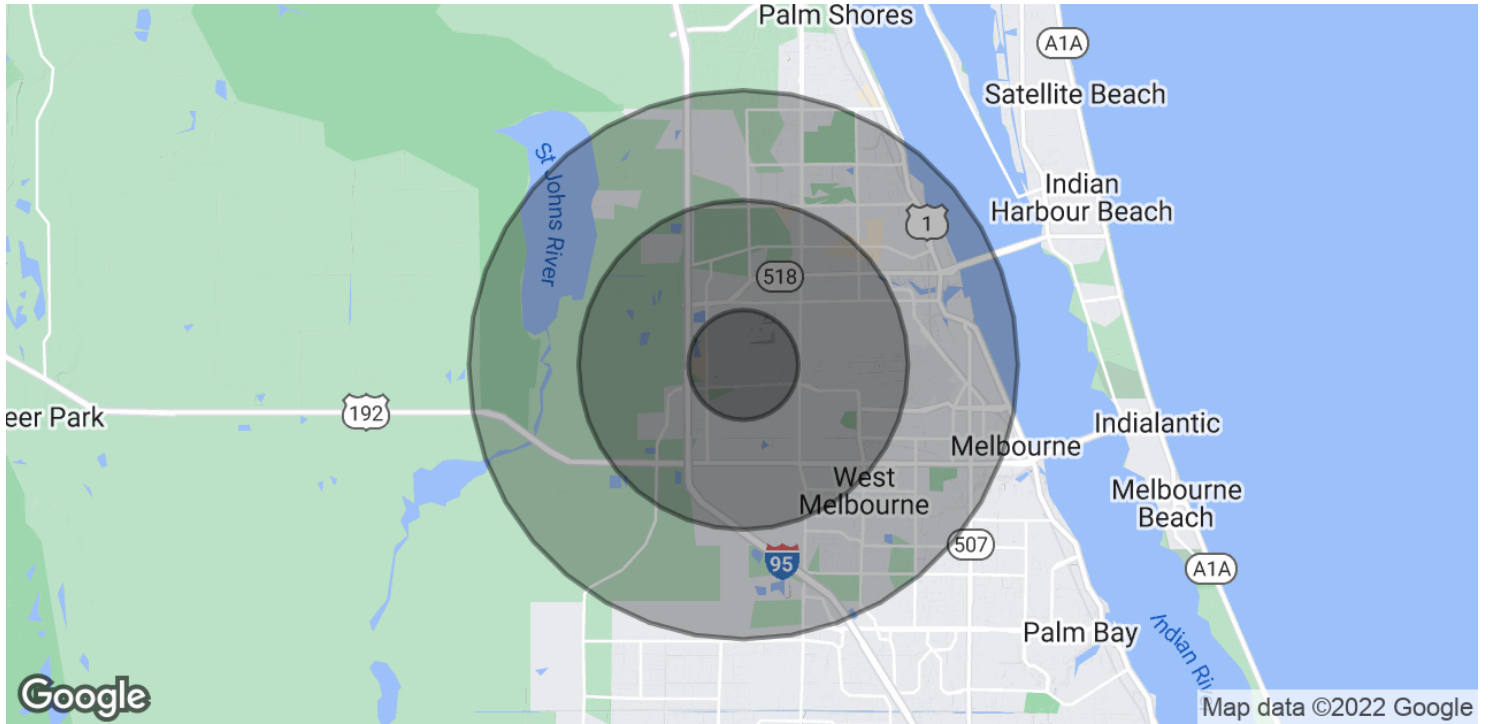


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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,751	34,208	97,908
Average Age	48.0	44.1	42.6
Average Age (Male)	48.7	42.6	40.4
Average Age (Female)	48.4	46.6	44.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,827	14,599	42,586
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$61,960	\$65,859	\$66,016
Average House Value	\$165,243	\$194,514	\$200,378

\* Demographic data derived from 2020 ACS - US Census



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