

# Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

**High Exposure / Centrally Located / Room for Expansion**



## OFFERING SUMMARY

**Sale Price:** \$1,399,000

**Acreage:** 2.37 Acres

**Facility SF:** 3,600 SF

## PROPERTY OVERVIEW

CBS Building. Constructed in 1999. New Roof 2023 (Shingle)  
 Reception/Lobby, 12 Offices, Conference Room, Break Room, 4 Restrooms  
 Drop Ceiling Throughout. Lots of Perimeter Windows/Sunlight  
 City Water/Sewer, FPL Electric, Cintas Fire Alarm System, 100% HVAC  
 100% Fenced. Room for Expansion with Pad for 2,500 SF Building  
 33 Paved/Striped Asphalt Parking Spaces  
 Est. 330' Frontage on Ellis Road x 321.5' Depth +/-  
 Traffic Count Est. 18,100 VPD on Ellis Road  
 M-1 Zoning: Warehousing, Light Manufacturing, Outdoor Storage & More!

## LOCATION OVERVIEW

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

Located on Ellis Road approximately halfway between Interstate 95 and Wickham Road. Close proximity to the Melbourne International Airport, L3Harris, Northrop Grumman, Amazon, and all of the other major employers in the area. Easily accessible via three Interstate 95 interchanges within a 3-mile radius. Make this the future home for your business today!



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

Licensed Real Estate Broker  
 Cell: 321.258.7556  
 mike@ullianrealty.com

**Zachary Ullian**

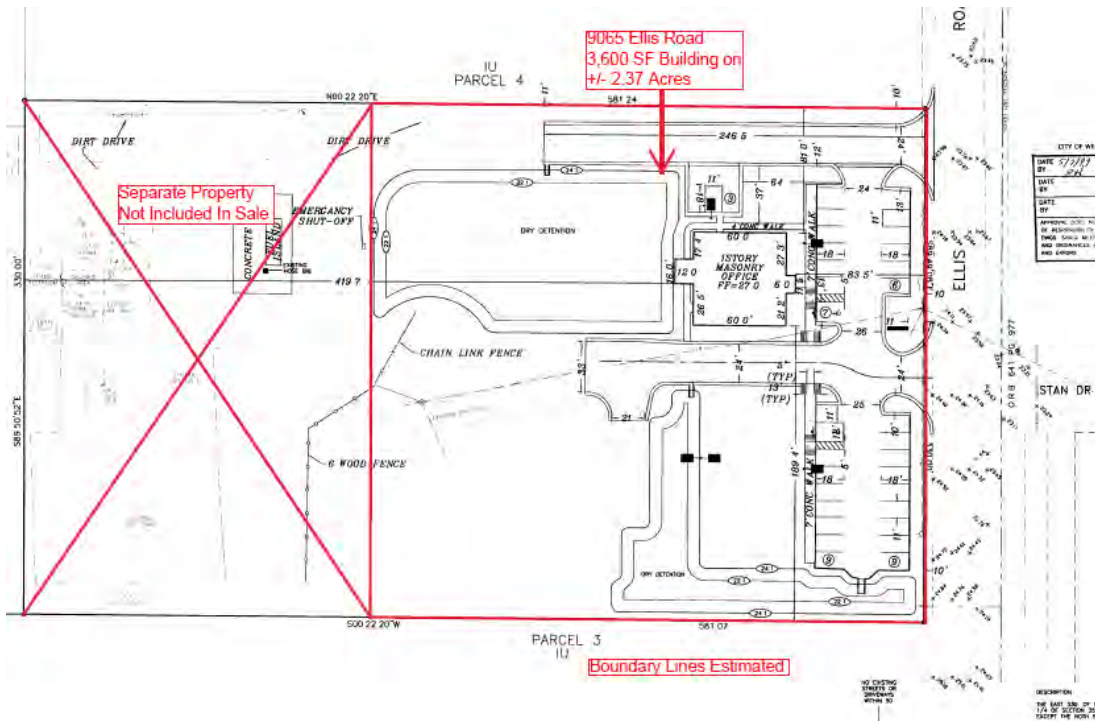
Broker Associate  
 Cell: 321.750.3439  
 zach@ullianrealty.com



# Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Aerial & Site Plan (Boundary Lines Estimated)



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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

**Zachary Ullian**

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com

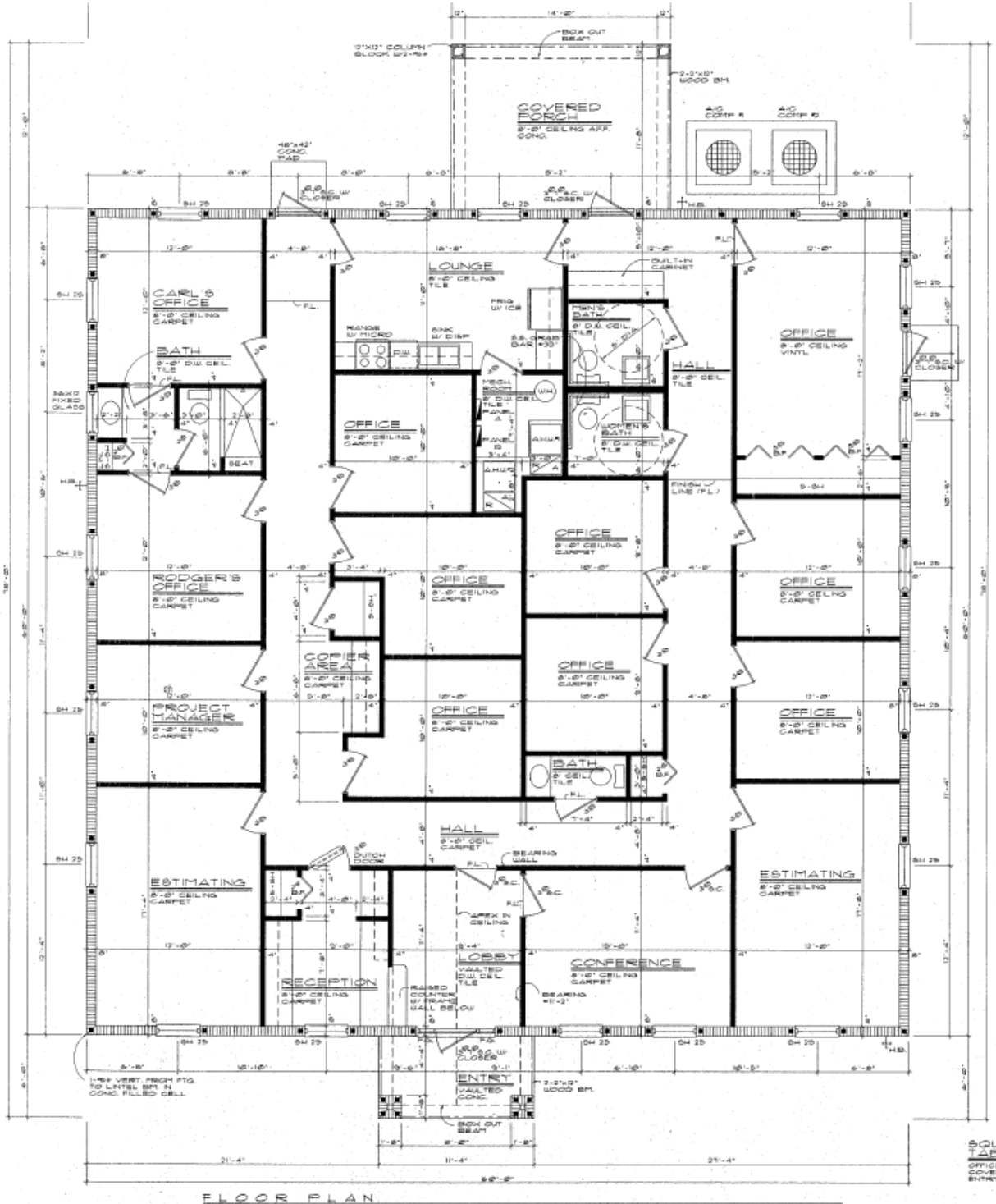


**SIOR**  
Individual Members  
Michael S. Ullian

# Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

## Floor Plan



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

Licensed Real Estate Broker  
 Cell: 321.258.7556  
 mike@ullianrealty.com

**Zachary Ullian**

Broker Associate  
 Cell: 321.750.3439  
 zach@ullianrealty.com



**SIOR**  
 Individual Members  
 Michael S. Ullian

# Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

## Interior Photos



Individual Members  
Michael S. Ullian

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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

**Zachary Ullian**

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian

# Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

## Exterior Photos



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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

**Zachary Ullian**

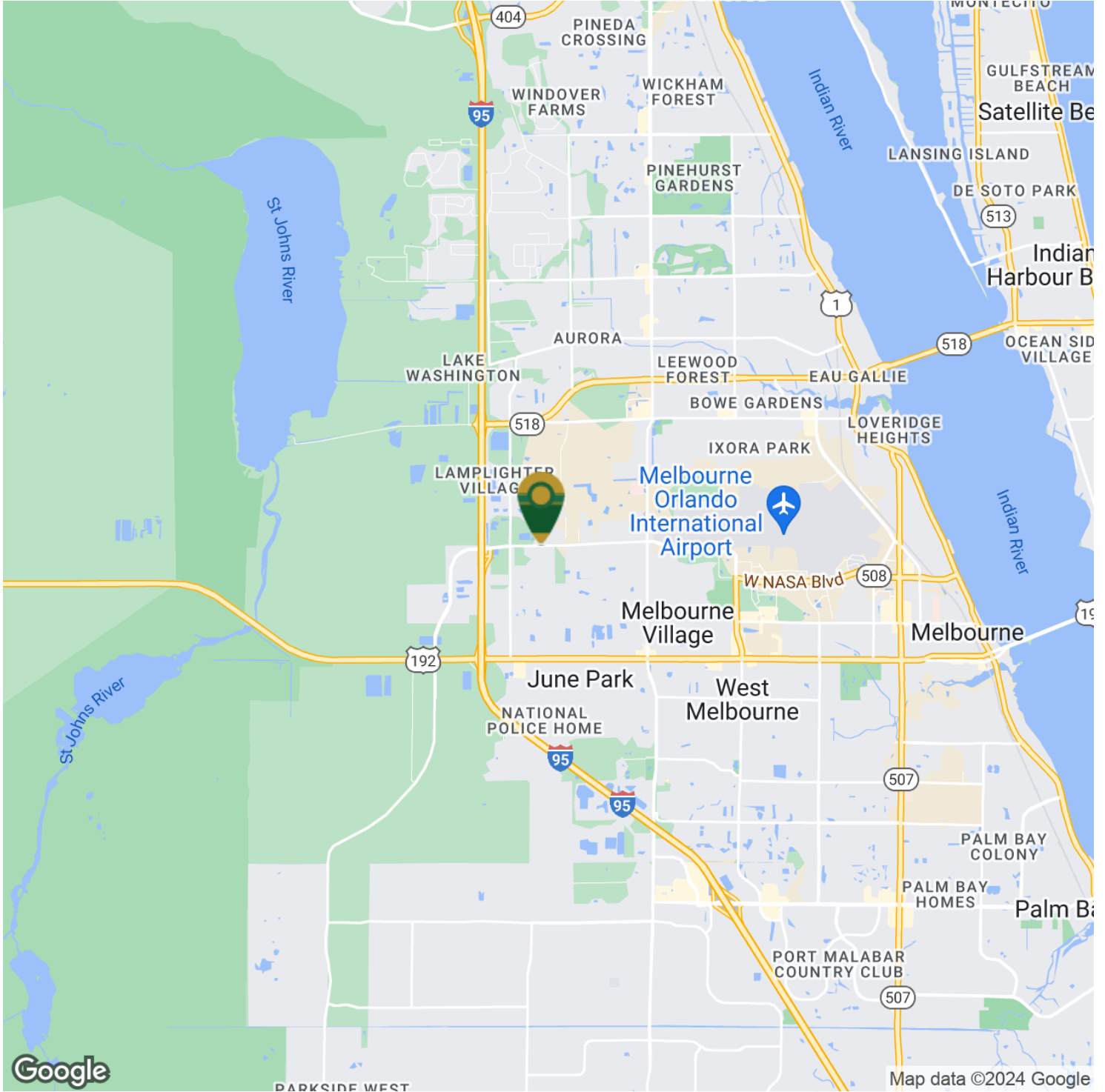
Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



# Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

## Location Map



Google

Map data ©2024 Google



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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

**Zachary Ullian**

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian