

Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

High Exposure / Centrally Located / Room for Expansion



OFFERING SUMMARY

Available SF: 3,600 SF

Lease Rate: \$24.00 SF/yr (NNN)

Acreage: 2.37 Acres

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

PROPERTY OVERVIEW

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!
Also Available For Sale (Call for Details)

LOCATION OVERVIEW

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
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mike@ullianrealty.com

Zachary Ullian

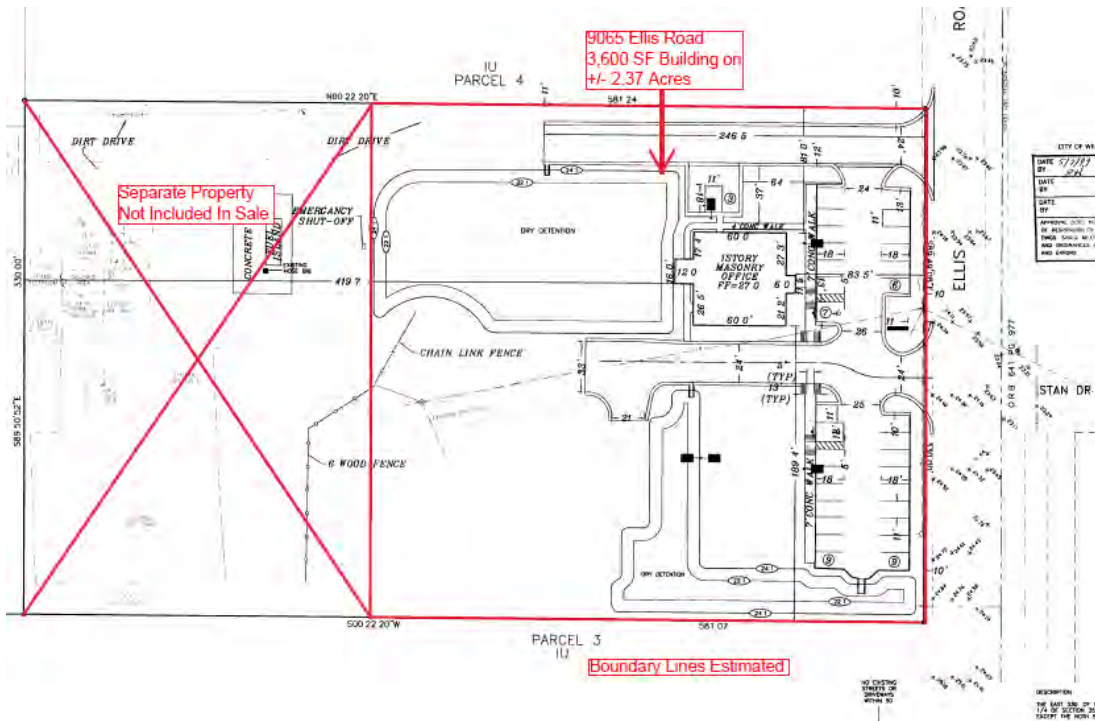
Broker Associate
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Aerial & Site Plan (Boundary Lines Estimated)



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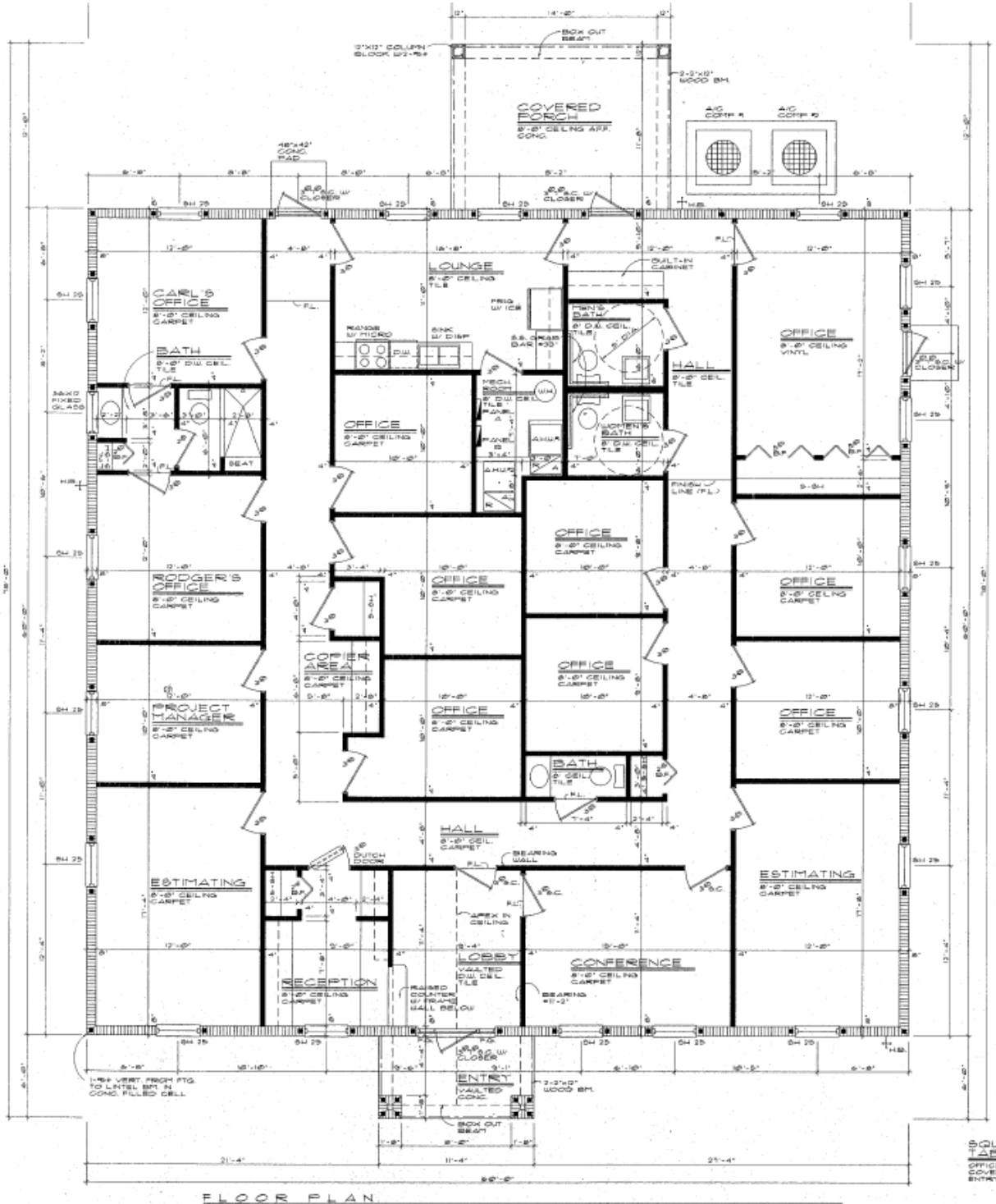


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Floor Plan



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Interior Photos



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Exterior Photos



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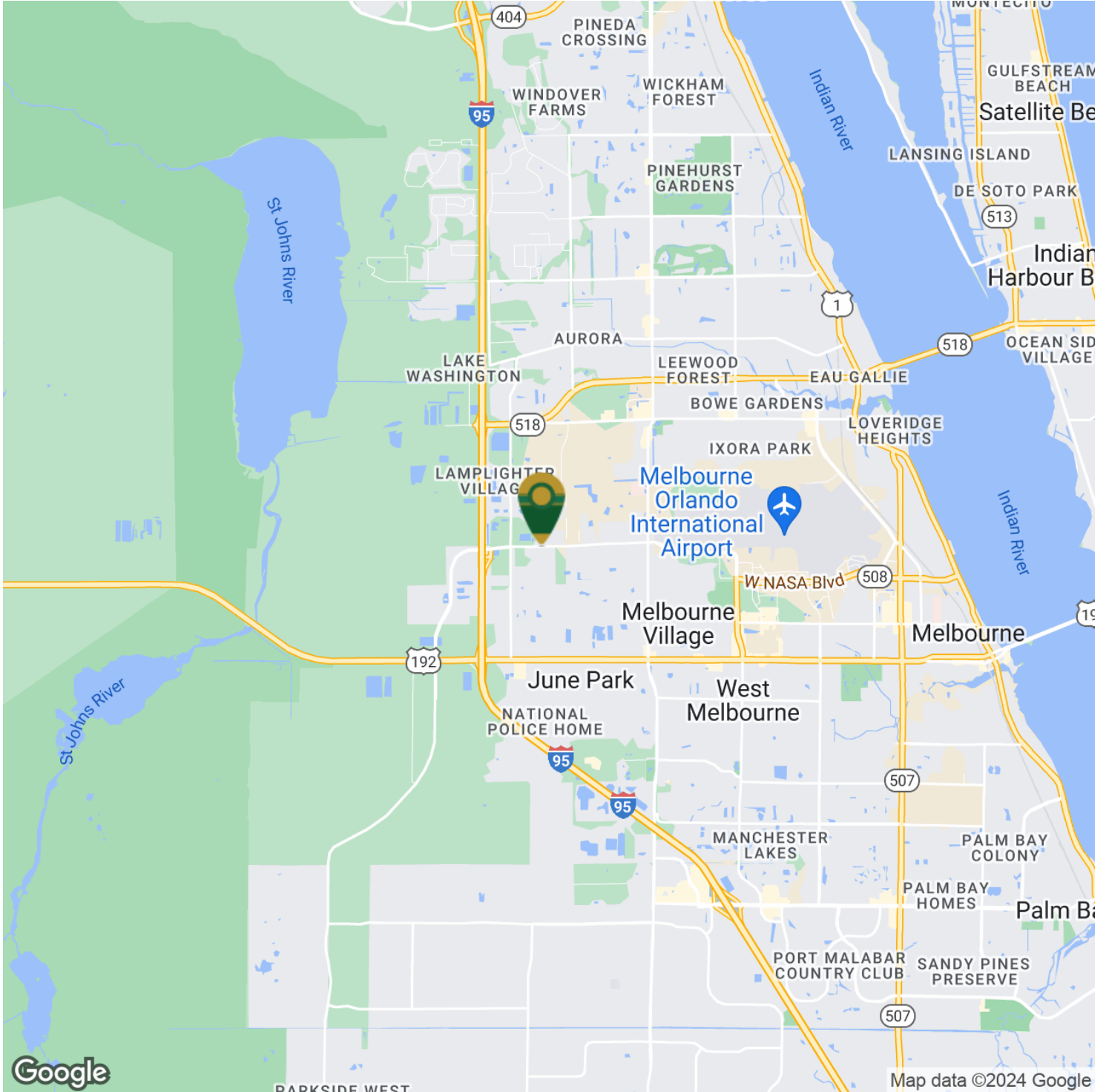
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Location Map



Google

Map data ©2024 Google



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