

Industrial-Manufacturing 14,400+- Sq ft Building-Space Coast Melbourne Florida

FOR SALE / FOR LEASE



Dreyer & Associates Real Estate Group - Commercial Division

Melbourne, FL 32904

360 Stan Dr



Contact:



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FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,100,000
Price / SF:	\$145.83
Building Size:	14,400 SF
Year Built:	1987
Zoning	M-1 Industrial, City of Melbourne
Utilities:	City of Melbourne Water and Septic

LOCATION OVERVIEW

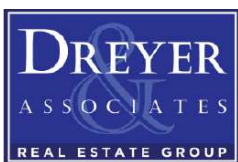
The property is centrally located on the North Side of Ellis Road in a high tech R & D Industrial area at 360 Stan Drive Melbourne Florida. The neighborhood boundaries include Eau Gallie Boulevard on the North, Ellis Road on the South (connecting to the new Ellis Road/I-95 interchange to the West) and Wickham Road to the East. Included within the neighborhood boundaries are the Cities of Melbourne and West Melbourne as well as unincorporated areas of Brevard County; all providing excellent access to the property. The John Rodes Boulevard, Ellis Road and Stan Drive corridors have historically attracted high quality office/engineering types of uses. The nearby Harris plant is an asset to the general neighborhood as it represents the largest non-governmental employer in Brevard County

PROPERTY OVERVIEW

Multi Tenant 14,400 +- sq ft warehouse- manufacturing enamel steel metal frame building with enamel metal steel trust roof. The building was built in 1987 and sits on one acre with 24 parking spaces and two access driveways. New roof replaced in 2023.

The building is provided into six 2,400 sq ft bays (40x60). See attached floor plan layout. Each unit has one bathroom with one 10x10 ground level bay door and an office space with AC. Note - Unit F current does not have an office. All other office spaces are approximately 250-500 sq ft depending on the unit.

Ceiling Heights: 12' to the eave
Power: 480 V 3 Phase
Parking: Currently each tenant is allotted 4 spaces per unit.
Property Video: <https://tinyurl.com/bdd2k8xe>
Note : 4 units (A-C-D-F 9600 sq ft) are currently occupied and will vacate in 10-1-2024
 The balance - two units B and E which are 2,400 sq ft each are on a month on month basis.
Note: Building is for sale or lease. Lease space bein offered at \$12 per sq ft. Owner currently pays the following: Water for all tenants (One Water Meter for entire building), landscaping, property taxes building insurance.
Note: Updated interior pictures will be provided when current tenants vacate the property.



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COMMISSION ARRANGEMENT

There is no cooperating Broker Fee being offered and any Buyer Broker will need to be compensated by the Buyer. Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating to the property and the purchase. The property is being sold on an "AS IS, WHERE IS" basis. Your complete inspection of the property is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors during an agreed upon inspection period. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

[Custom Link 1](#)

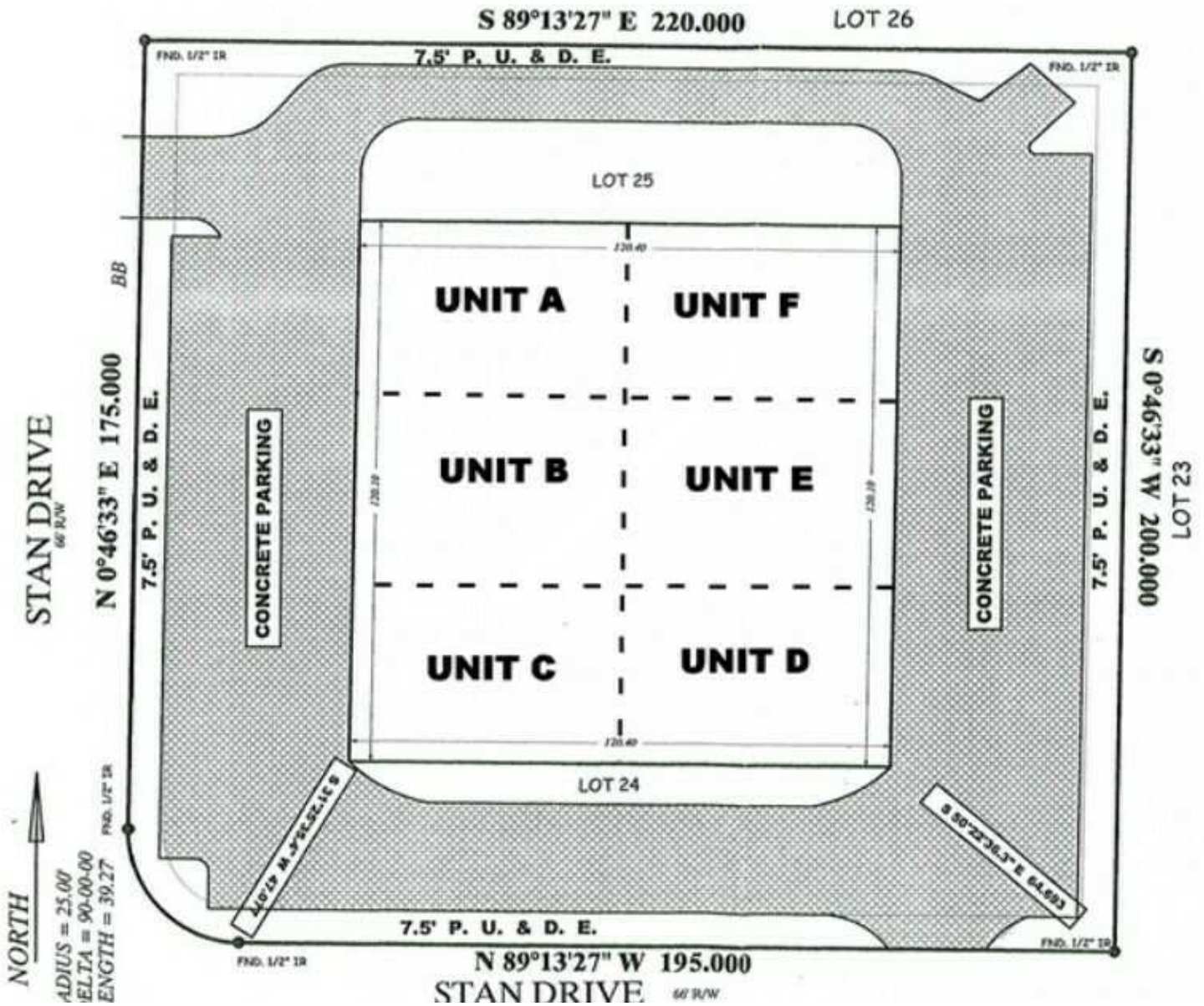


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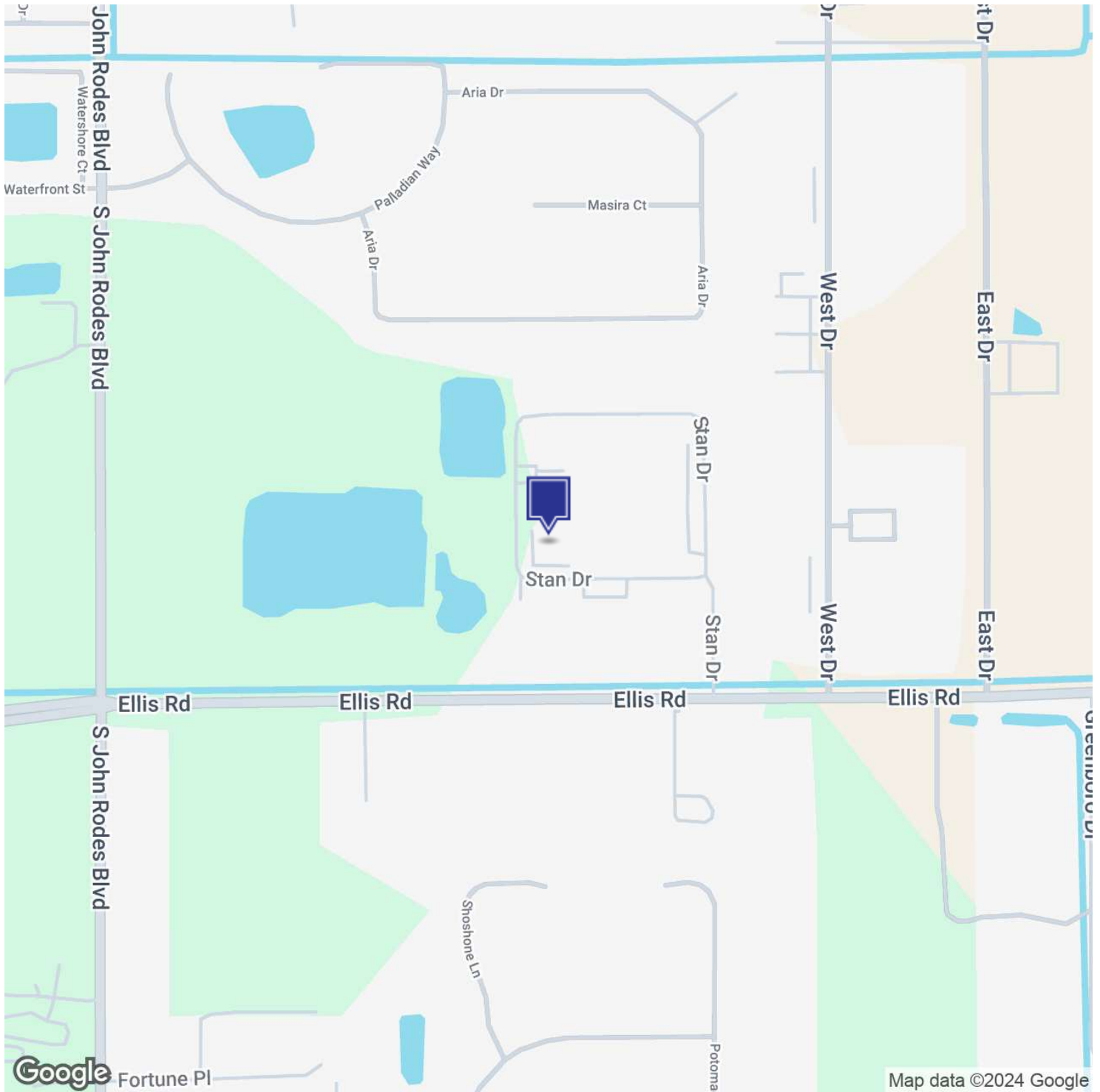


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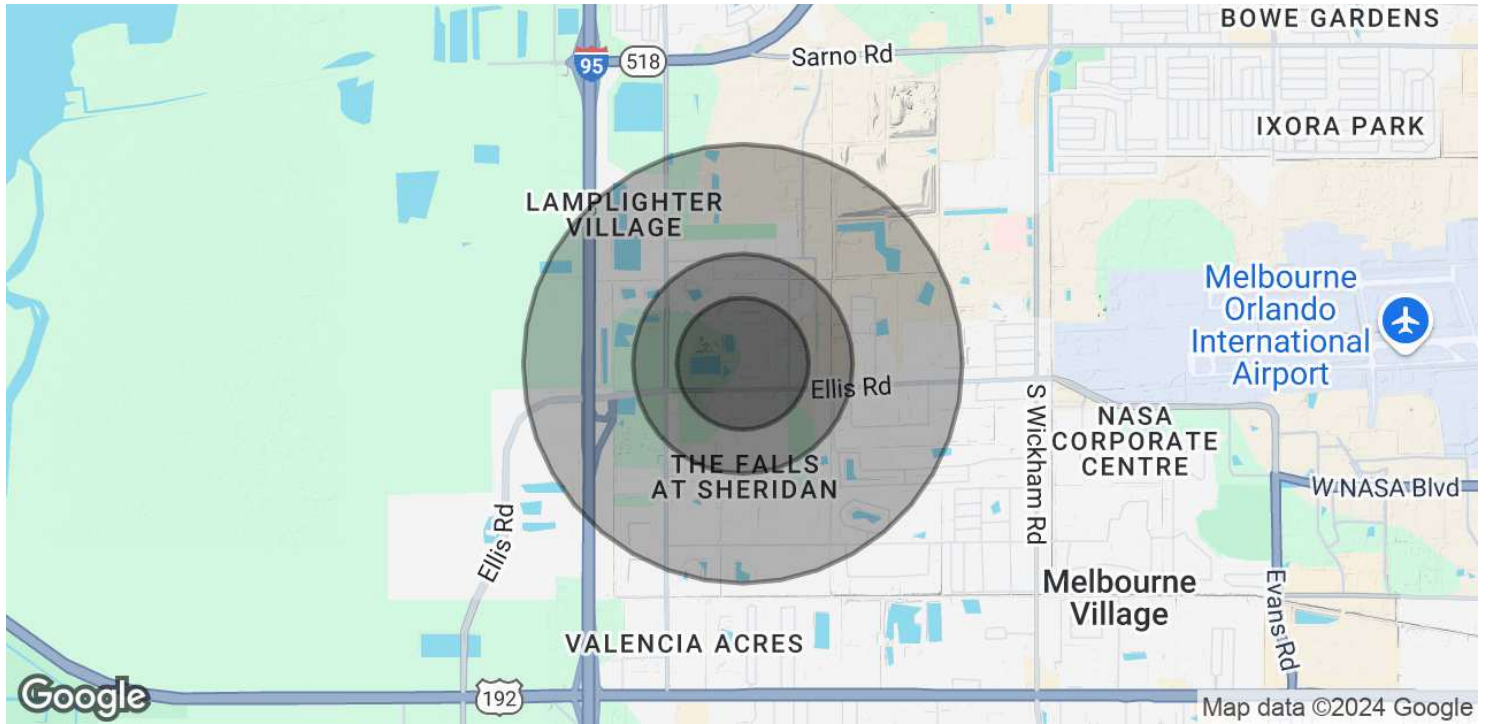


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	502	1,361	4,544
Average Age	45	48	51
Average Age (Male)	42	46	48
Average Age (Female)	47	51	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	200	563	2,037
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$103,143	\$98,867	\$91,287
Average House Value	\$509,466	\$443,629	\$339,109

Demographics data derived from AlphaMap



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