



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

PHARMACEUTICAL / MANUFACTURING

Vacant Pharmaceuticals Or Industrial Manufacturing Facility

4005 Dow Road Melbourne, FL 32934

FOR SALE | \$7,040,000.00

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

THOMAS GRAFTON

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Lightle Beckner Robison, Inc. // 321.722.0707 // teamlbr.com
70 W. Hibiscus Blvd., Melbourne, FL 32901

EXECUTIVE SUMMARY

• 4005 Dow Road Melbourne, FL 32934



OFFERING SUMMARY

Sale Price:	\$7,040,000
Price / SF:	\$200.00
Lot Size:	2.58 Acres
Year Built:	2006
Building Size:	35,200 SF
Zoning:	MI
APN#:	27-36-26-00-3

VACANT - READY FOR NEW OWNER /USER

Single-Story Pharmaceutical / Manufacturing Facility in the Industrial Hub of Melbourne. Concrete Block Building Features Alarm and Access Control Swipe Card Systems. Wi-Fi City of Melbourne, Sewer and Water. Separate City of Melbourne Water System Feeds to Reverse Osmosis System for Production . 100% HVAC: 13 Units Dedicated to Specific Area Control.

+/- 6000 sf Perimeter & Open Offices, Bahama Shutters on Windows, Conference & Large Open Training Area, Break / Kitchenettes, Exec Office with Bar & Washroom

+/- 29,200sf of Three Phase Powered Warehouse and Processing Areas

Environmental Separation Doors for Controlled Manufacturing

Full Dome Warning Safety Mirrors

Pallet Racking, Security Wire Partitions

Fully Fenced- Three Dock High Loading Doors with Levelers

Fully Fenced Outdoor Yard Area

One 14' Grade Level Electric Door with Warehouse Access from Fenced Yard

Hepa Filtration Areas for Pharma Processing / Manufacturing

Centralized Dust Extraction and Ventilation for Processing, Drying and Packaging

PROPERTY LOCATED ON THE SPACE COAST, MIDWAY BETWEEN JACKSONVILLE AND MIAMI, EAST OF ORLANDO STRATEGIC PROXIMITY TO I-95 NORTH / SOUTH INTERCHANGE +/- 1 MILE

Melbourne Orlando International Airport +/- 5 Miles

Port Canaveral +/- 37 Miles

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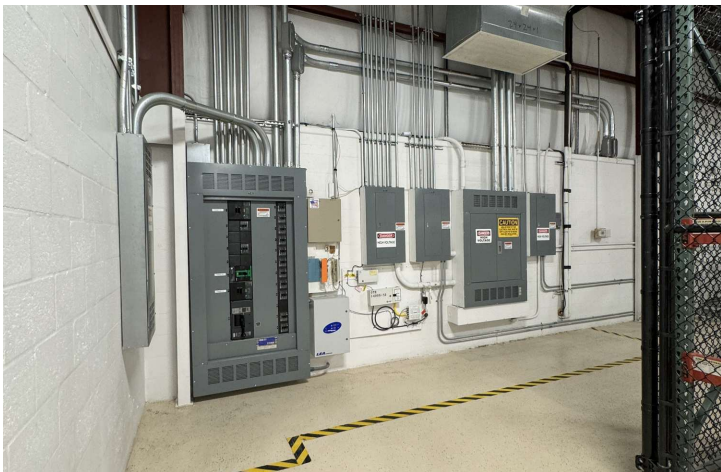
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ADDITIONAL PHOTOS

• 4005 Dow Road Melbourne, FL 32934



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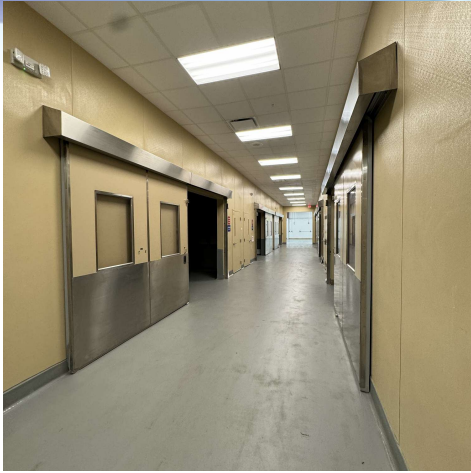
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WAREHOUSE AND PROCESSING

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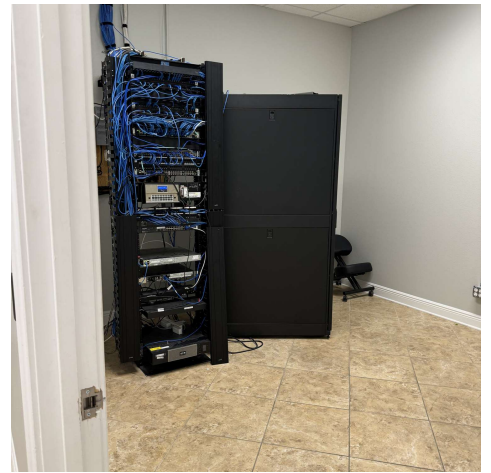
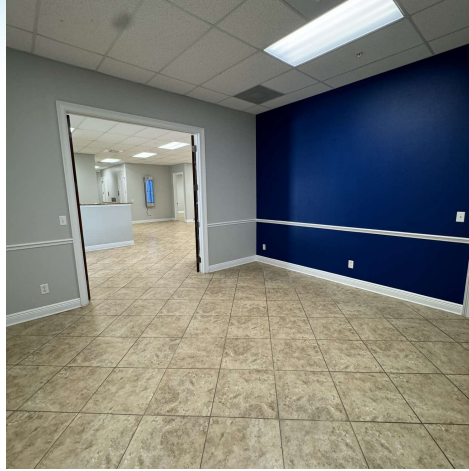
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OFFICES

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LOCATION MAP

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