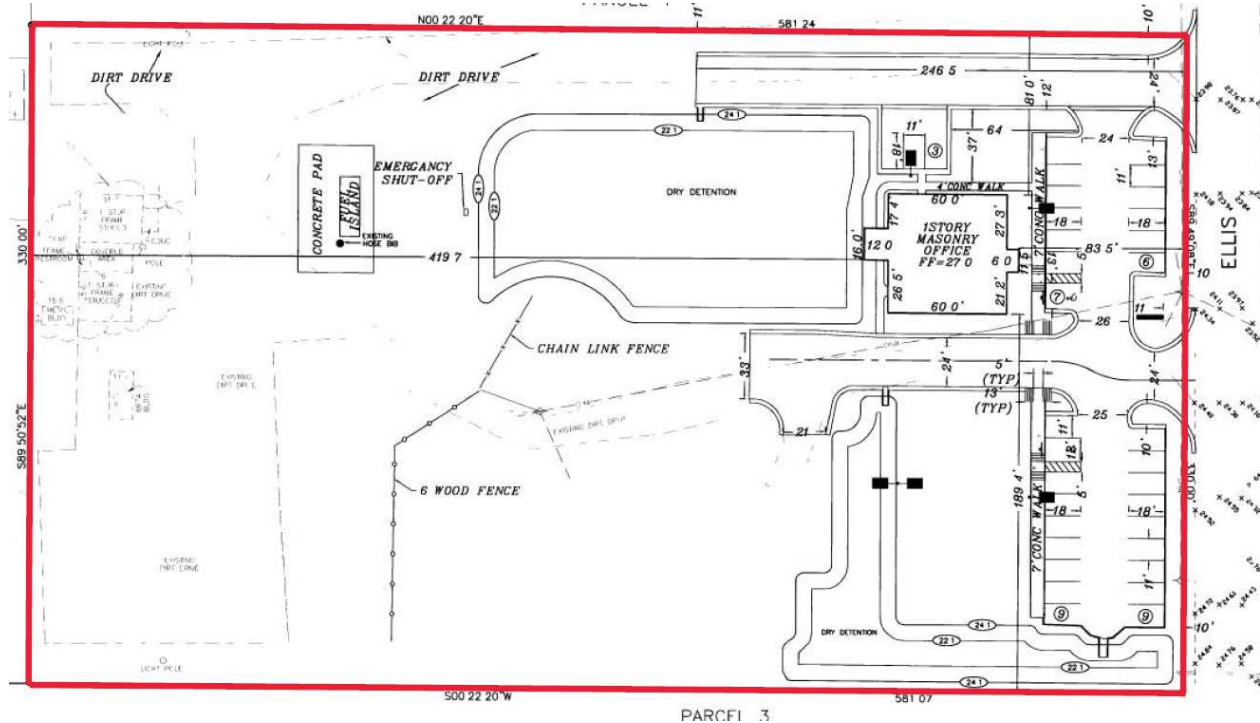


Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Direct I-95 Access / Centrally Located / Light Industrial Zoning



OFFERING SUMMARY

Sale Price: \$2,395,000

Acreage: 4.4 Acres

Facility SF: 3,600 SF

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

PROPERTY OVERVIEW

Property Dimensions est. 330' Frontage on Ellis Road x 581' Depth
100% Fenced. Mostly Cleared
3,600 SF CBS Office Building. 1999 Construction. New Roof 2023 (Shingle)
Pad for Additional 2,500 SF Building
Nearby Utilities: City Water/Sewer, FPL Electric
2 Access Points from Ellis Road
Traffic Count est. 18,100 VPD on Ellis Road
M-1 Zoning: Warehousing, Light Manufacturing, Contractor Storage Yards & More!
Potential for Additional Land (Call for Details)
Seller would Consider BTS, or Lease (Call for Details)

LOCATION OVERVIEW

Strategically positioned directly on Ellis Road which is the primary area connector between Interstate 95, Wickham Road, and US1. Close proximity to the Melbourne International Airport, which is home to L3Harris, Northrop Grumman and Thales to name a few. Excellent access with three I-95 interchanges within a 3-mile radius. Make this the future home for your business today!



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

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

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Aerial (Boundary Lines Estimated)



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

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

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

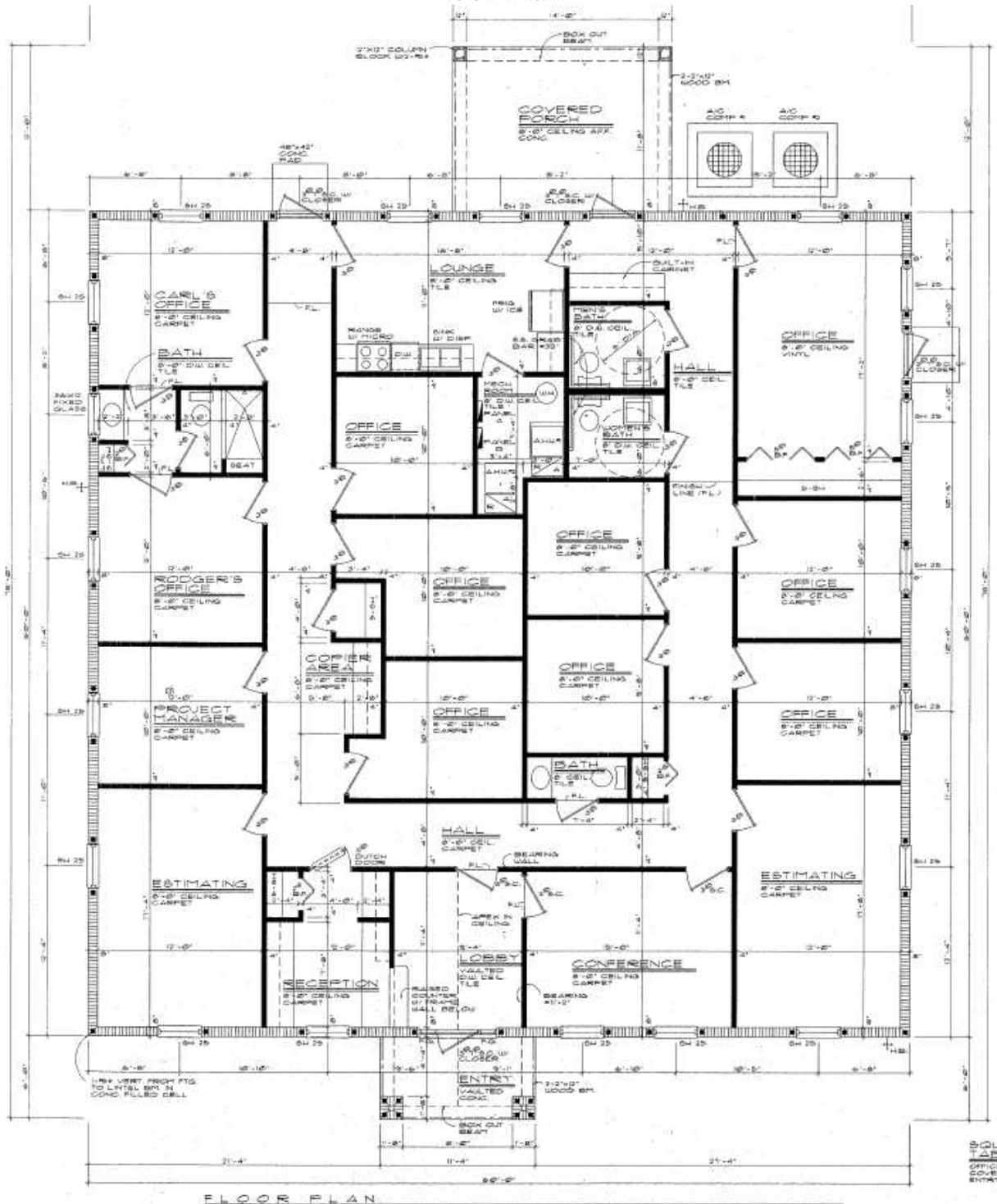
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

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

Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Floor Plan



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

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

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Additional Photos



Individual Members
Michael S. Ullian

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

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

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

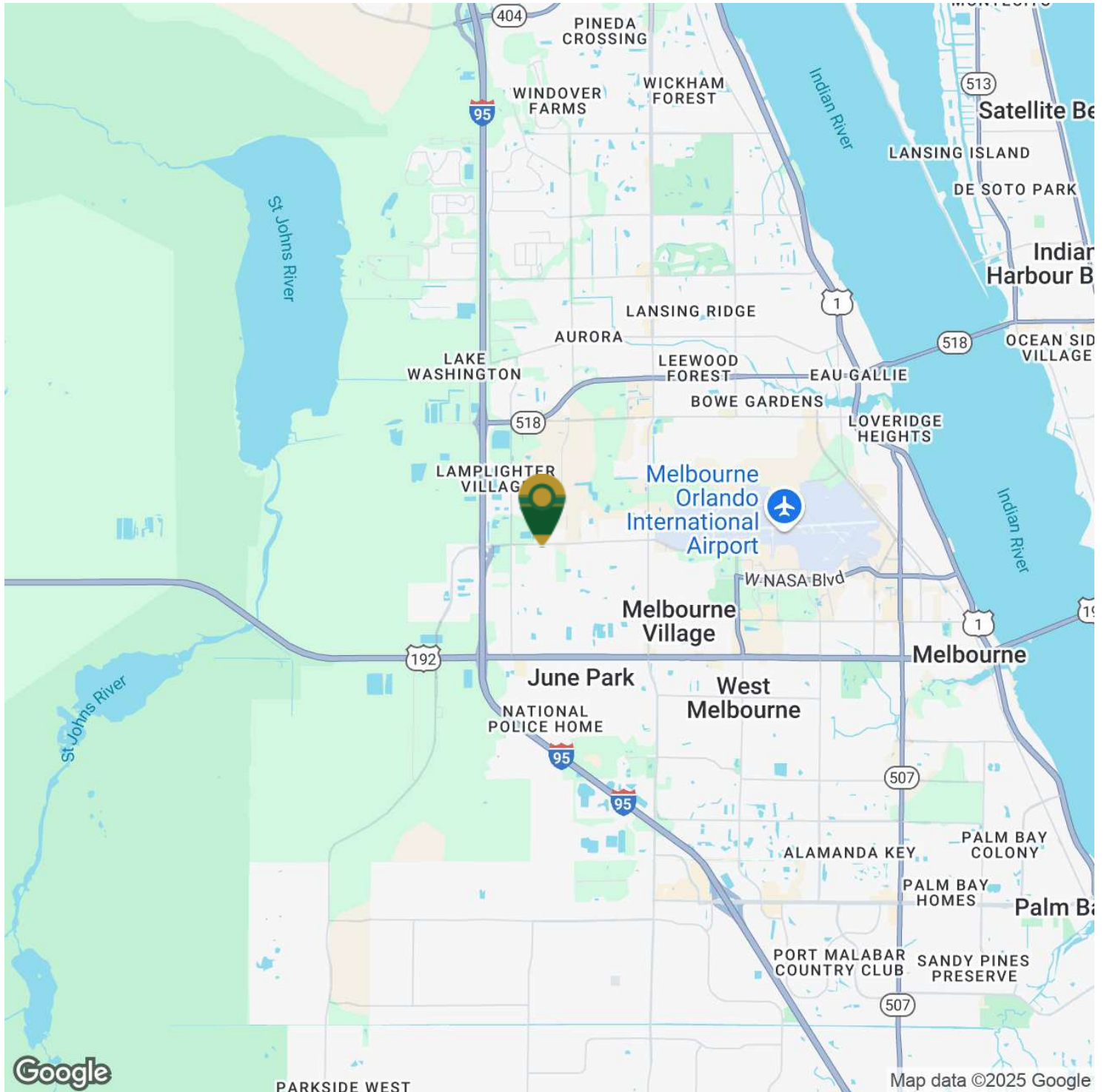
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

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

Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Location Map



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

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

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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.