35.62 Acres - Just off New Melb. Airport Exit

Prime NE Corner/Redevelopment Site
Located at John Rodes & Ellis in Melbourne, FL

9150 ELLIS ROAD
MELBOURNE FL 32904

PROPERTY ALSO KNOWN AS: 475 S. JOHN RODES BLVD MELBOURNE, FL 32904

The Realty World Curri Commercial

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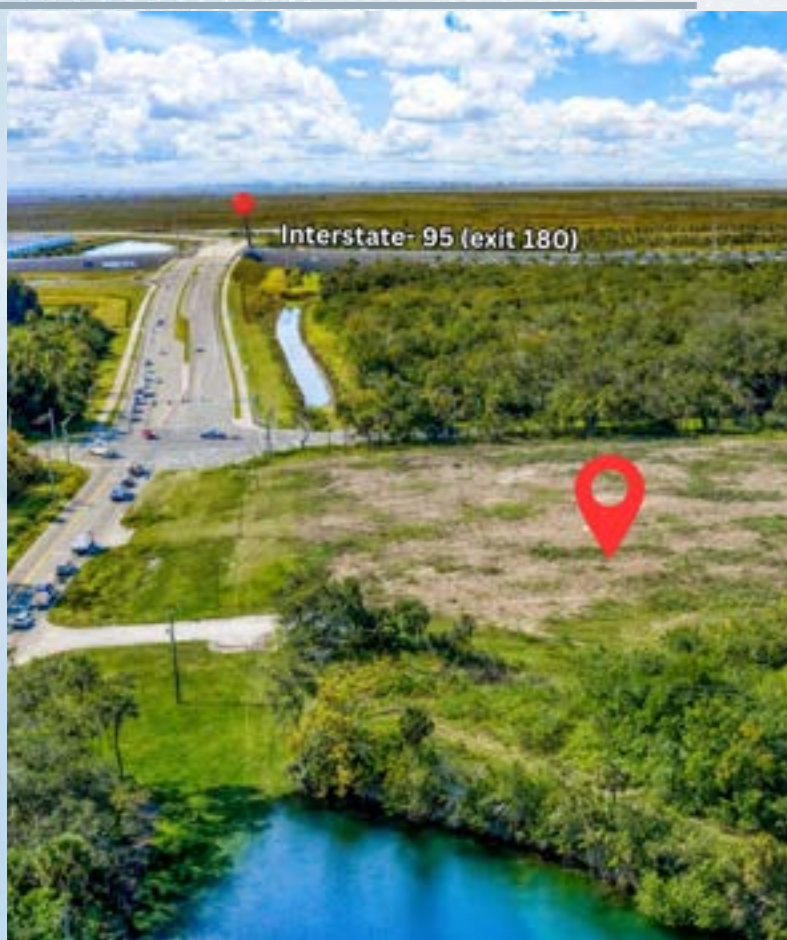
Offering Memorandum Structure

OFFERED AT:
$`14,000,000

$/Acre:	**$393,038 Blended**
Zoning:	**M-1 Light Industrial Commercial**
Current Use:	**Office / Warehouse**
FLU:	**Commercial / Industrial**
Acres:	**±35.62 Acres**
Sq ft:	**±19,148 SF**
Frontage:	**Ellis Rd & John Rodes Blvd**
Flood Zone:	**Buyer to verify**
Tax Record:	**2704253/2704254 (Brevard County)**



EXECUTIVE SUMMARY

Investment Overview

This offering presents a rare opportunity to acquire approximately 35 ± acres positioned at the signalized NE intersection of Ellis Road & John Rhodes Boulevard in Melbourne, Florida. The assemblage consists of two parcels with existing improvements and substantial development potential.

- The property on the John Rhodes side is Vacant with Curb access, the 12,398 square foot office building with an attached 6,750 square foot warehouse is accessible from Ellis Rd, however the Southern parking lot was removed when the road was widened. The 2 buildings offer a flexible configuration suitable for administrative, storage, distribution, or light industrial operations. The improvements provide immediate functionality for an owner-user while preserving the long-term upside associated with the site's size and location.
- Strategically located within one of Brevard County's primary commercial and industrial growth corridors, the property benefits from excellent access, strong visibility, and proximity to major transportation routes. The expansive acreage allows for industrial expansion, logistics facilities, contractor yards, corporate campuses, or large-scale phased redevelopment. Such redevelopment/zoning could warrant that of a Large Hotel, Gas Station, Retail Strip center, & possible opportunity for Multi-Family on the interior

This offering represents a compelling opportunity for investors, developers, and owner-users seeking a well-located site with existing improvements and significant future development potential.

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-BUILDING STRUCTURES

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35.62+/- ACRE PROPERTY

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AERIAL OVERVIEW

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AERIAL OVERVIEW

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AERIAL OVERVIEW

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SURVEY pg 1

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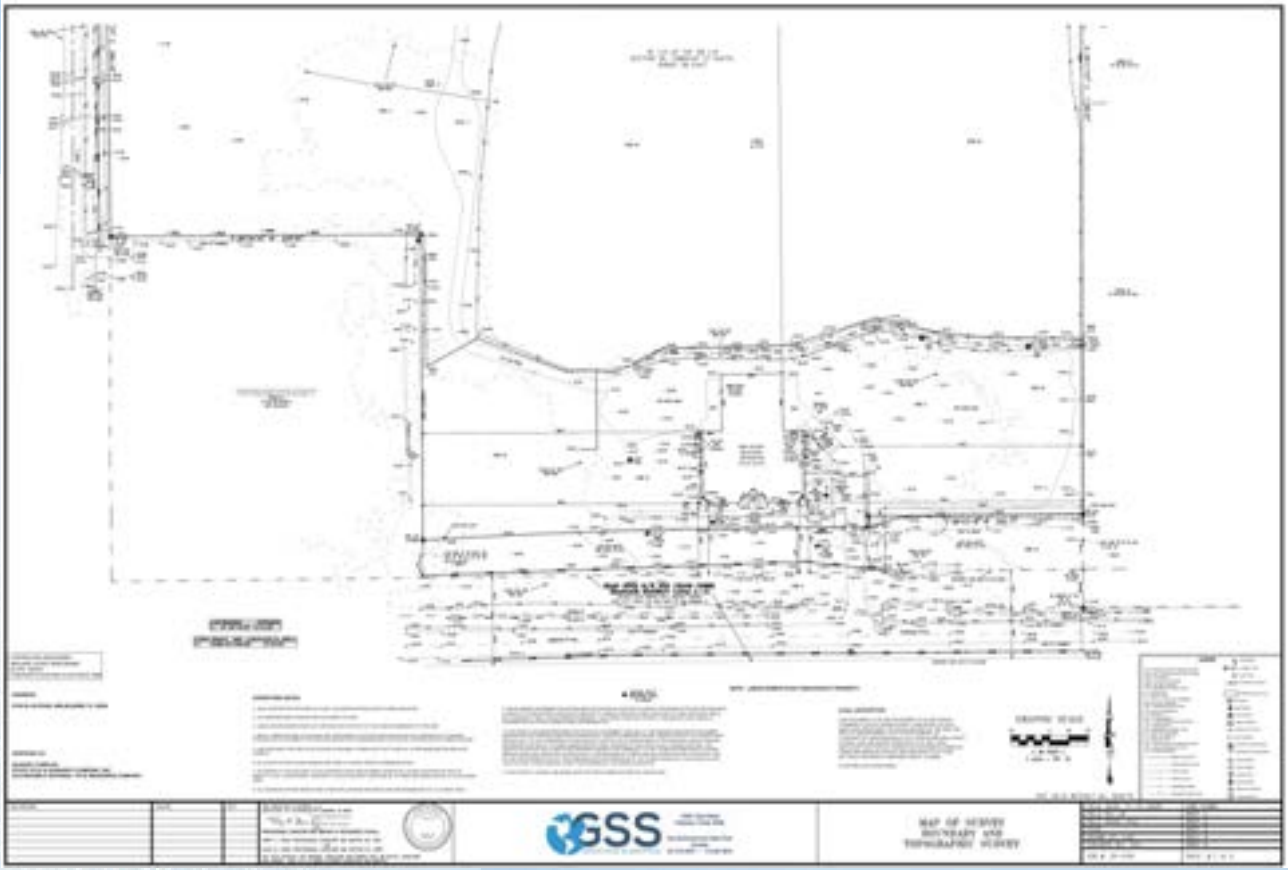

SURVEYpg 2

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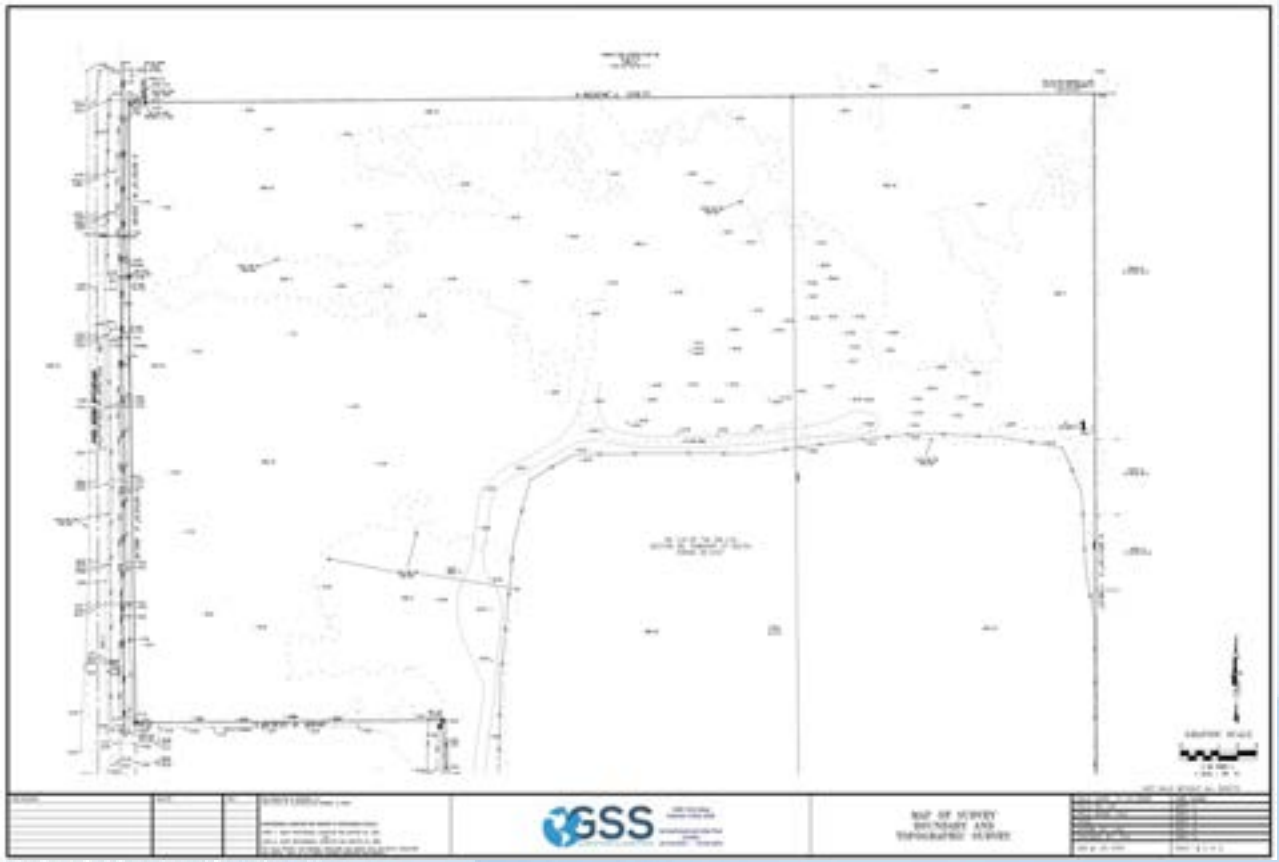

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DISCLOSURE

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