

SALE R & D BUILDING

FREESTANDING BUILDING

4005 Opportunity Dr.
Melbourne, FL 32934

20,100± sf • 2.28± Acres

SALE PRICE: \$1,150,000

Located in Melbourne's Industrial Hub
Minutes from the I-95 interchange at Eau Gallie Blvd.
& west of Melbourne International Airport



Pristine R & D Facility

This 20,100± sf building has a steel truss and metal roof. There is a 5,000± sf high-bay area (no HVAC in high-bay) and the remainder is office space/unrated clean room.

3-phase electric (120/208)

16' eave height.

Built in 2004

84 parking spaces

Plumbed with the following services:

- Nitrogen
- Chilled Water
- Suction

ZONED: M1 - Light Industrial

City of Melbourne



LOCATION:

Off North Drive between Dow Rd and Sarno Rd

- .7 miles to Sarno Rd.
- 1.7 miles to I-95
- 3 miles to US 192
- 5.3 miles to Melbourne Int'l Airport

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LIGHTLE BECKNER ROBISON

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COMMERCIAL REAL ESTATE SERVICES

www.TeamLBR.com

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Robert P. Beckner, Principal

(321) 722-0707 x11

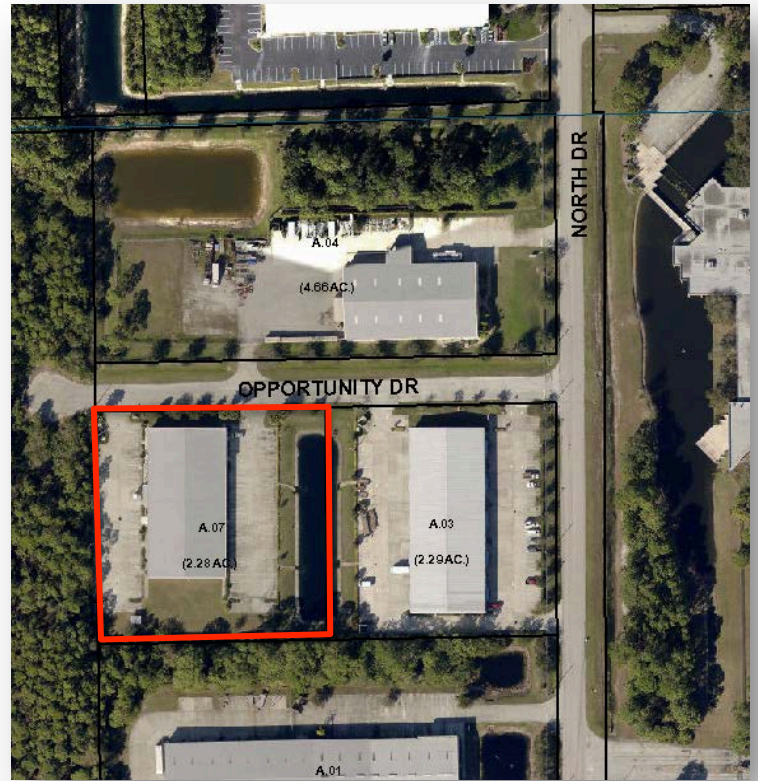
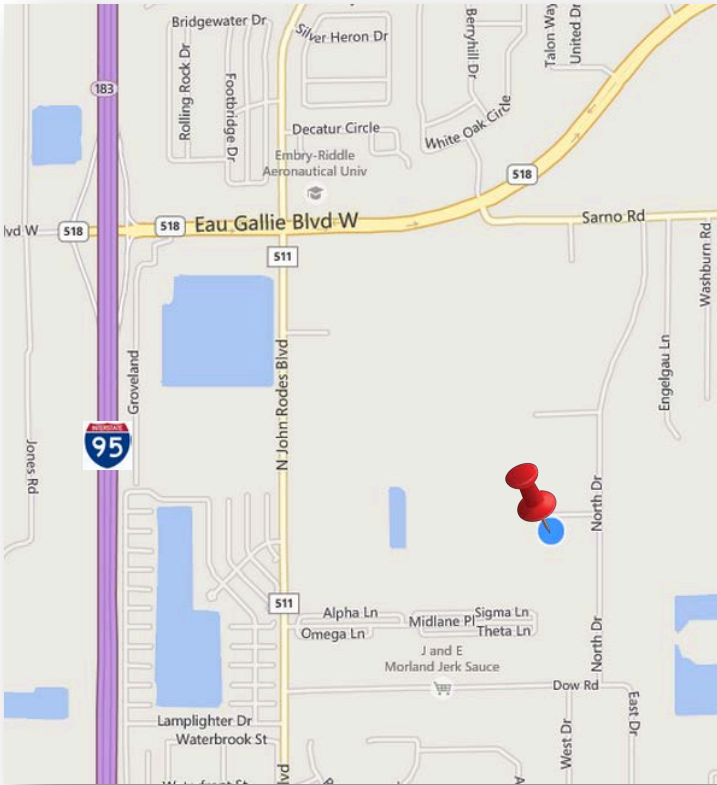
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Information contained herein has been obtained from others and considered to be reliable;
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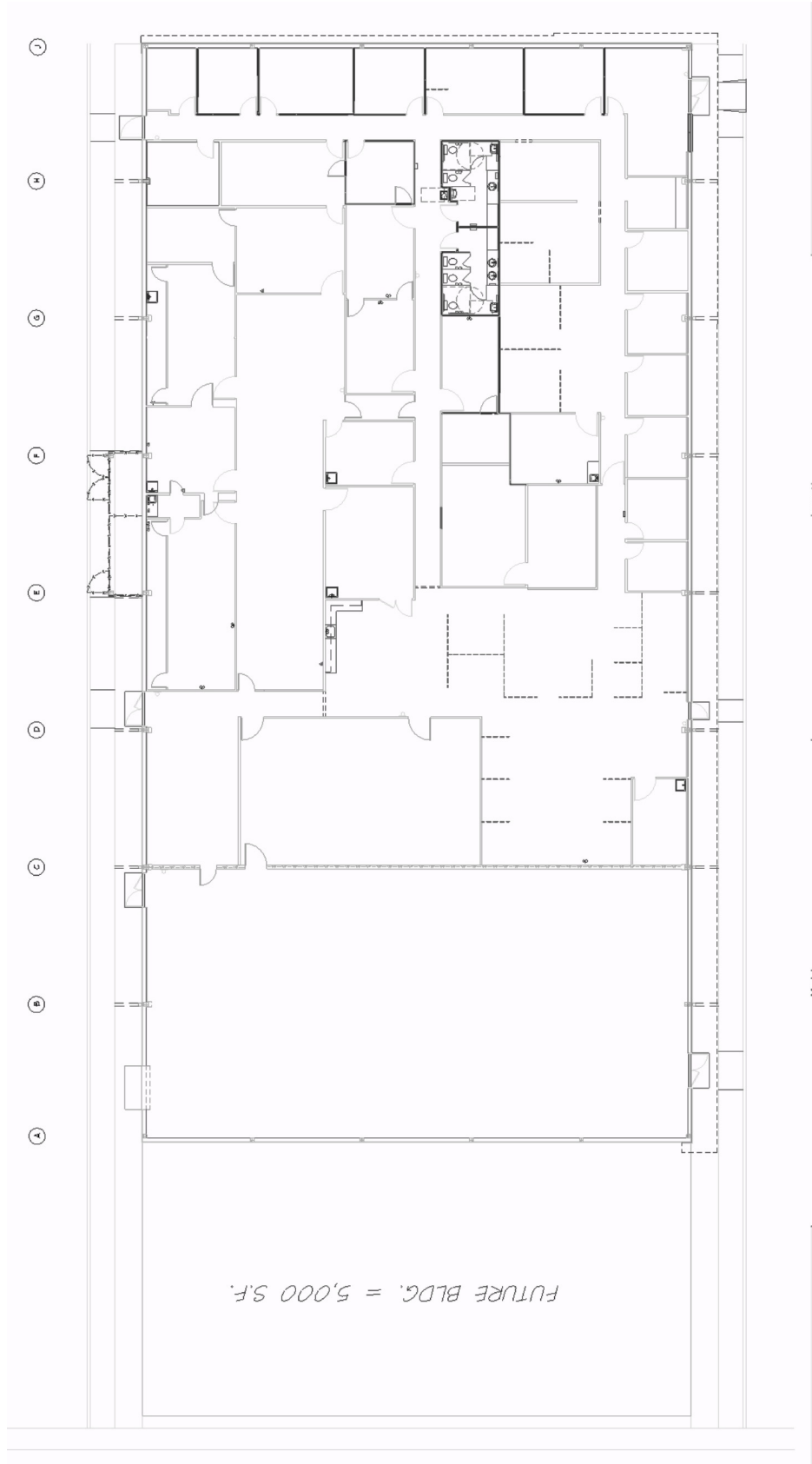
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