

# Office and warehouse

7610 Coral Dr, Melbourne, FL 32904



Presented By:  
Harber Real Estate



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## Property Details

Price Reduction! This office/warehouse space is located one street North of Ellis Road which is about to connect to I-95. This will make your business accessible to all of Central Florida within minutes! High tech companies are located throughout this area as is Melbourne International Airport. This is a perfect building for light manufacturing or distribution and also offers an additional vacant lot to aid in expansion. The office provides several private spaces, kitchen area, conference room and bathroom. The warehouse space offers 9ft high ceilings and 2 steel overhead loading doors, CBS construction with an concrete pad for added storage. 3661 SF on .46 acres.

**Price: \$399,900**

- Industrial Park
- Minutes to I-95
- Vacant lot included
- 50/50 office and warehouse

View the full listing here: <https://www.loopnet.com/Listing/7610-Coral-Dr-Melbourne-FL/15899099/>

Price:	\$399,900
Property Type:	Flex
Property Sub-type:	Light Manufacturing
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.46 AC
Rentable Building Area	3,661 SF
:	
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:	
No. Stories:	1
Year Built:	1968
Tenancy:	Single
Parking Ratio:	1.64/1,000 SF
Clear Ceiling Height:	9 FT
No. Drive In / Grade-Level Doors	2
:	
Zoning Description:	M1

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Defrancisci Machine Co LLC	-	
DeFrancisci Machine Company, LLC	-	
Demaco	-	
Grunt Tools	-	



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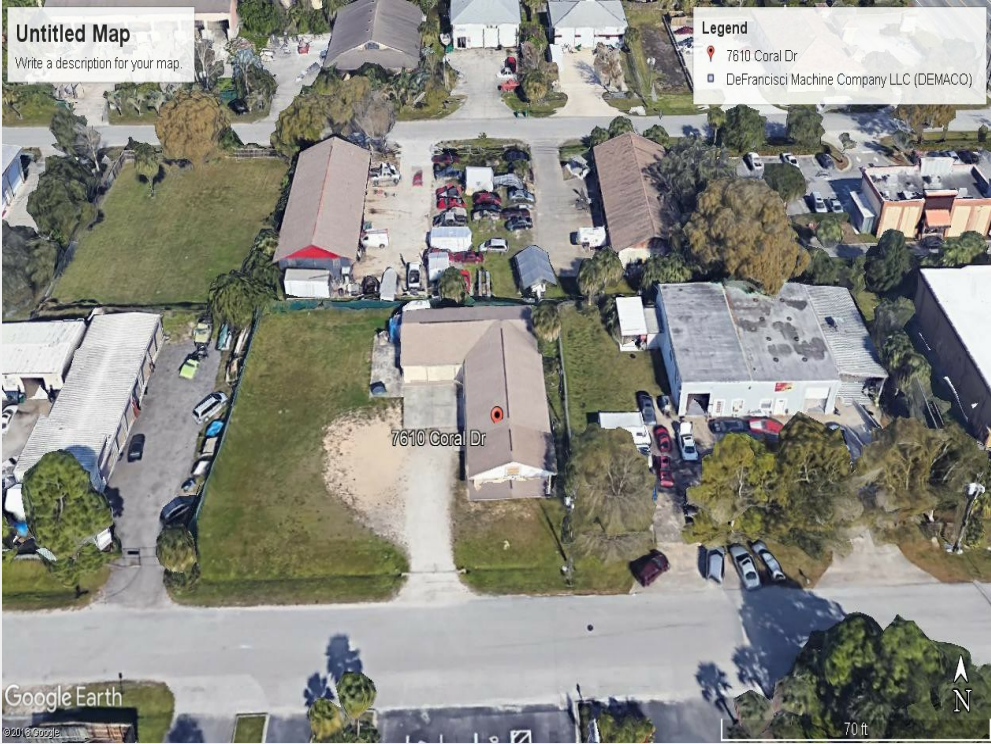
## Location



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## Property Photos



7610 Coral Drive W Melbourne FL 32904



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**Tim Harber**

[TimLHarber@gmail.com](mailto:TimLHarber@gmail.com)

(321) 960-4679

**Harber Real Estate**

4716 Merlot Dr

Rockledge, FL 32955

