



LIGHTLE
BECKNER
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

WAREHOUSE FACILITY PROPERTY FOR SALE

Rare Opportunity To Acquire Manufacturing And Warehouse Facility

7705 Technology Drive Melbourne, FL 32904

FOR SALE | \$1,250,000

presented by:

MIKE MOSS, SIOR

Principal | Industrial Team Director

321.722.0707 X12

mike@teamlbr.com

EXECUTIVE SUMMARY

Manufacturing Warehouse Facility on Technology Drive • 7705 Technology Drive
Melbourne, FL 32904



OFFERING SUMMARY

Sale Price:	\$1,250,000
Price / SF:	\$88.26
Lot Size:	1.97 Acres
Year Built:	1986
Building Size:	14,163 SF
Zoning:	MI
APN#:	27-36-36-00-267

PROPERTY OVERVIEW

Situated between Wickham Road and John Rodes Blvd off of Ellis Road in the Industrial Hub of West Melbourne on **Large +/- 1.97 Acre Parcel**

3-Phase Power

+/- 9,063 SF of Non HVAC Warehouse Which Includes +/- 1,120 SF Mezzanine Space
+/- 3,100 SF of Office Space Including Reception Area, Conference Room, Break Room
+/- 2000 SF of Flex Space
Grade Level 12X14 OverHead Door
Eave Height 16'
Clear Ceiling Height 15'

LOCATION OVERVIEW

+/- 4 Miles to Melbourne International Airport
3 miles to Eau Gallie Blvd (North) or New Haven Ave (South) exits on I-95.
Direct Access within 1 Mile to the New *Ellis Road Interchange on I-95 currently under construction
*Subject fronts Ellis Road
*Proposed expansion and extension of Ellis Road to connect to New Ellis Road I-95 Interchange
May Impact Subject

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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Non HVAC Warehouse Space with Mezzanine Areas



Flex Space



Reception Area and Offices

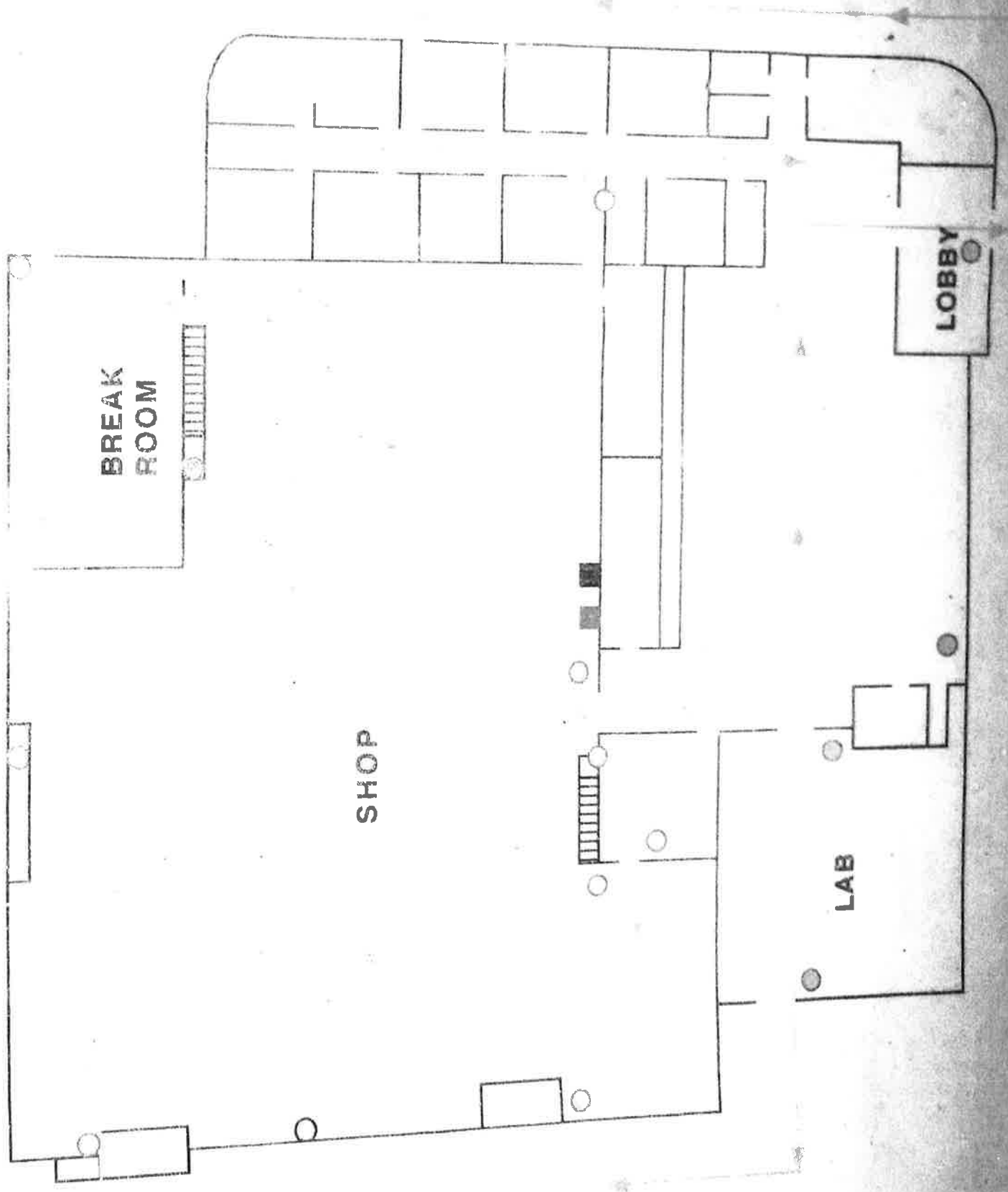
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BREAK ROOM

SHOP

LAB

LOBBY



Interstate 95 Interchange at Ellis Road

Brevard County

Financial Project ID: 426905-3

Project Overview

The Florida Department of Transportation (FDOT) is constructing a new interchange on Interstate 95 (I-95) at Ellis Road to provide direct access between I-95 and the Melbourne International Airport. These additional entrances and exit ramps will help relieve traffic congestion at the adjacent interchanges. It will align with Ellis Road on the east and connect to a regional roadway network on the west.

Lane Closures

I-95 northbound and southbound single lane closures may occur between 7 p.m. and 4 p.m.

I-95 northbound and southbound double lane closures may occur between 9:30 p.m. and 5 a.m.

John Rodes Boulevard northbound and southbound single lane closures may occur between 7 p.m. and 4 p.m.

Ellis Road eastbound and westbound lane closures may occur between 7 p.m. and 4 p.m.

Fast Facts

Contractor:

Jr. Davis Construction Company, Inc.

Project Cost:

\$39 Million

Work to Begin:

Fall 2018

Estimated Completion:

Spring 2021

Contact Information

Public Information Coordinator

Melanie Hand

321-634-6111

melanie.hand@dot.state.fl.us

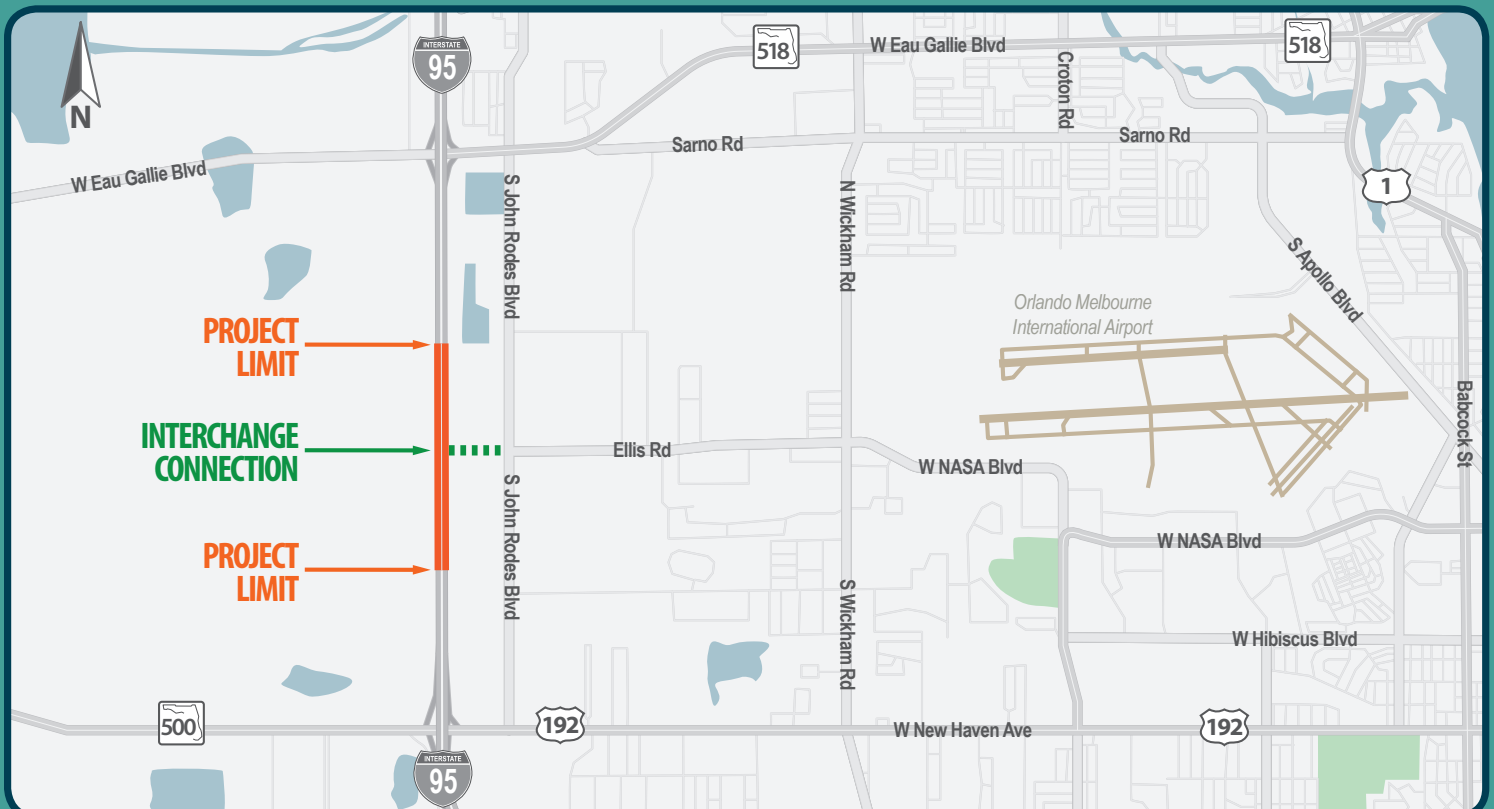
Your source for information on state roadway projects in Central Florida is just a "click" away!

Visit www.cflroads.com or scan the QR code to view anticipated lane closures and current information about this project.



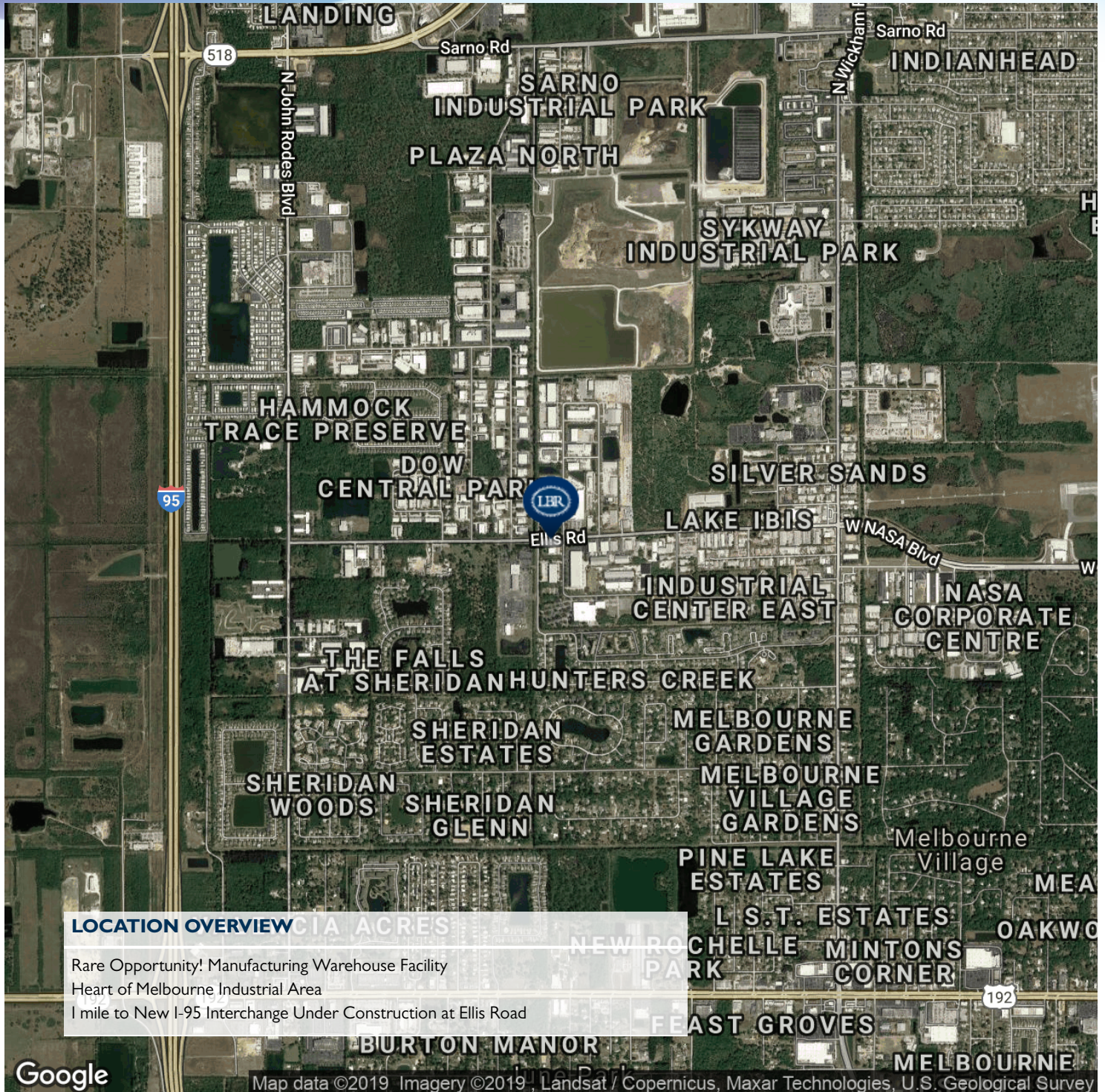
CFLRoads.com [@MyFDOT_CFL](https://twitter.com/MyFDOT_CFL) Facebook.com/MyFDOTCFL

Project Location



LOCATION MAPS

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