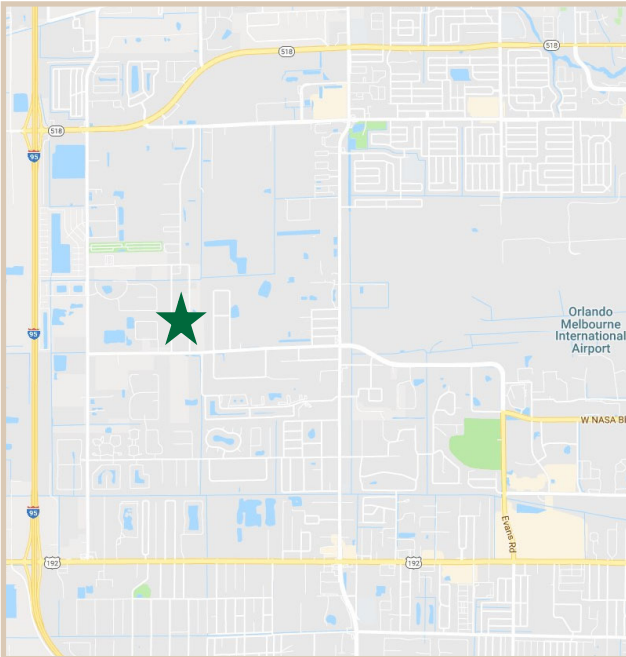


FOR SALE

360 East Drive, West Melbourne, FL 32904

PROPERTY FACTS

Building Area:	32,240 Sq. Ft.
Floors:	2 with open Warehouse
No. of Units:	2 Units
Unit Range:	16,000-16,000 Sq. Ft.
Year Built:	1982
Construction:	Reinforced Tilt-Up
Roof:	Steel Rigid Bar Joists; Insulated Metal Pan Roof
Utilities:	City Water/Septic
Power:	FPL Electric
Zoning:	M1 Light Industrial
Lease Type:	Modified Gross



PROPERTY HIGHLIGHTS

Price	\$4,550,000
Target Market Variability	Centrally located in the heart of Brevard's industrial zone where you can easily access I-95, US-1, and Melbourne International Airport.
Layouts	All unit renovations were completed as of late 2018. Changes to the units allowed better utilization of square footage and a refreshed professional appearance.
Usage Versatility	Each unit comes with 8,000 SF of Office Space and 8,000 SF of Warehouse Space. The available 3-phase power and zoning allow for manufacturing and there's a metal warehouse in the back for easy access from trucks.
Parking & Access	There's plenty of parking available with a possibility of making some of the parking areas used for outdoor storage. Have a truck loop around, pick up, and exit easily.



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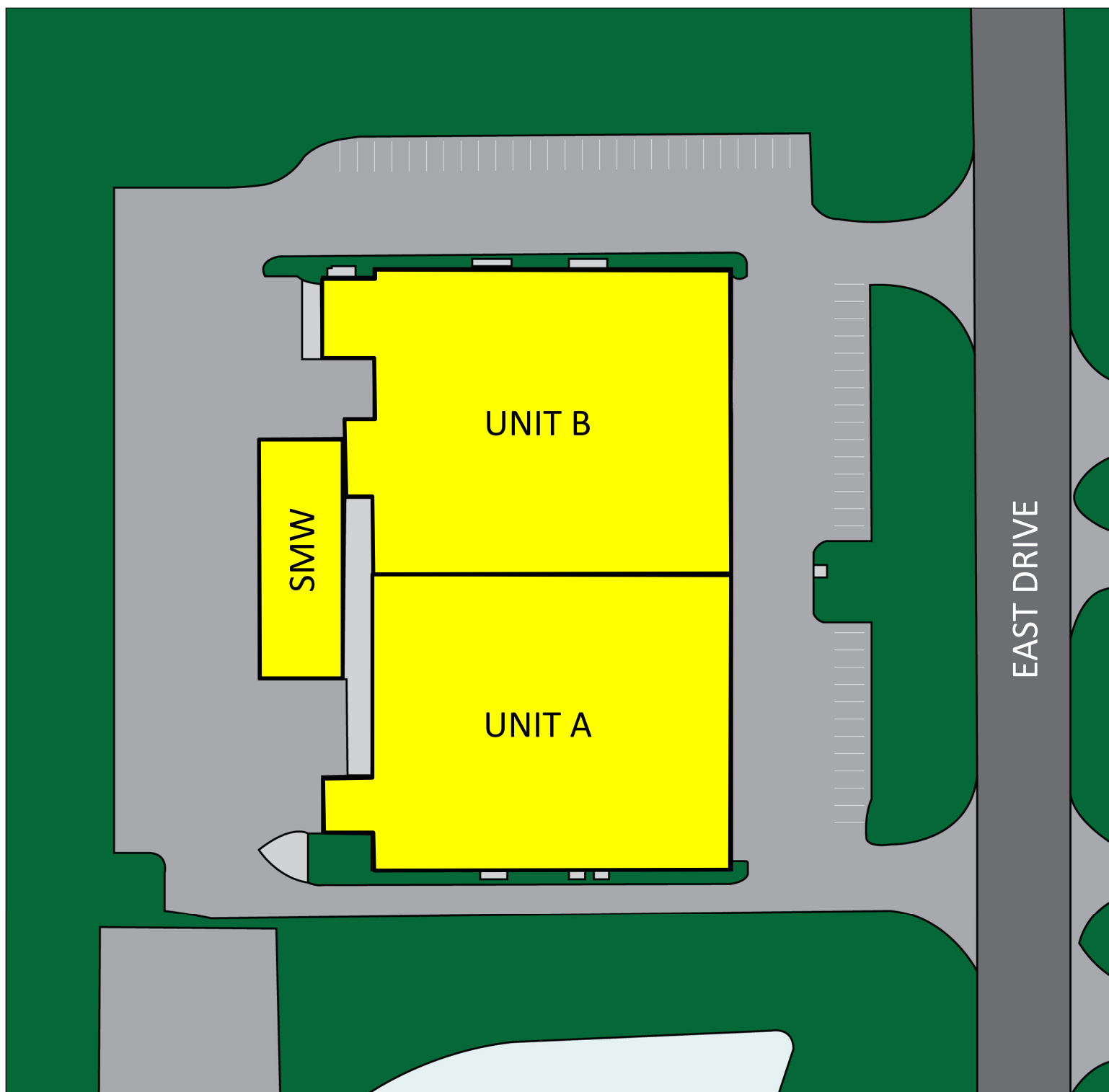
CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

SITE PLAN

360 East Drive, West Melbourne, FL 32904



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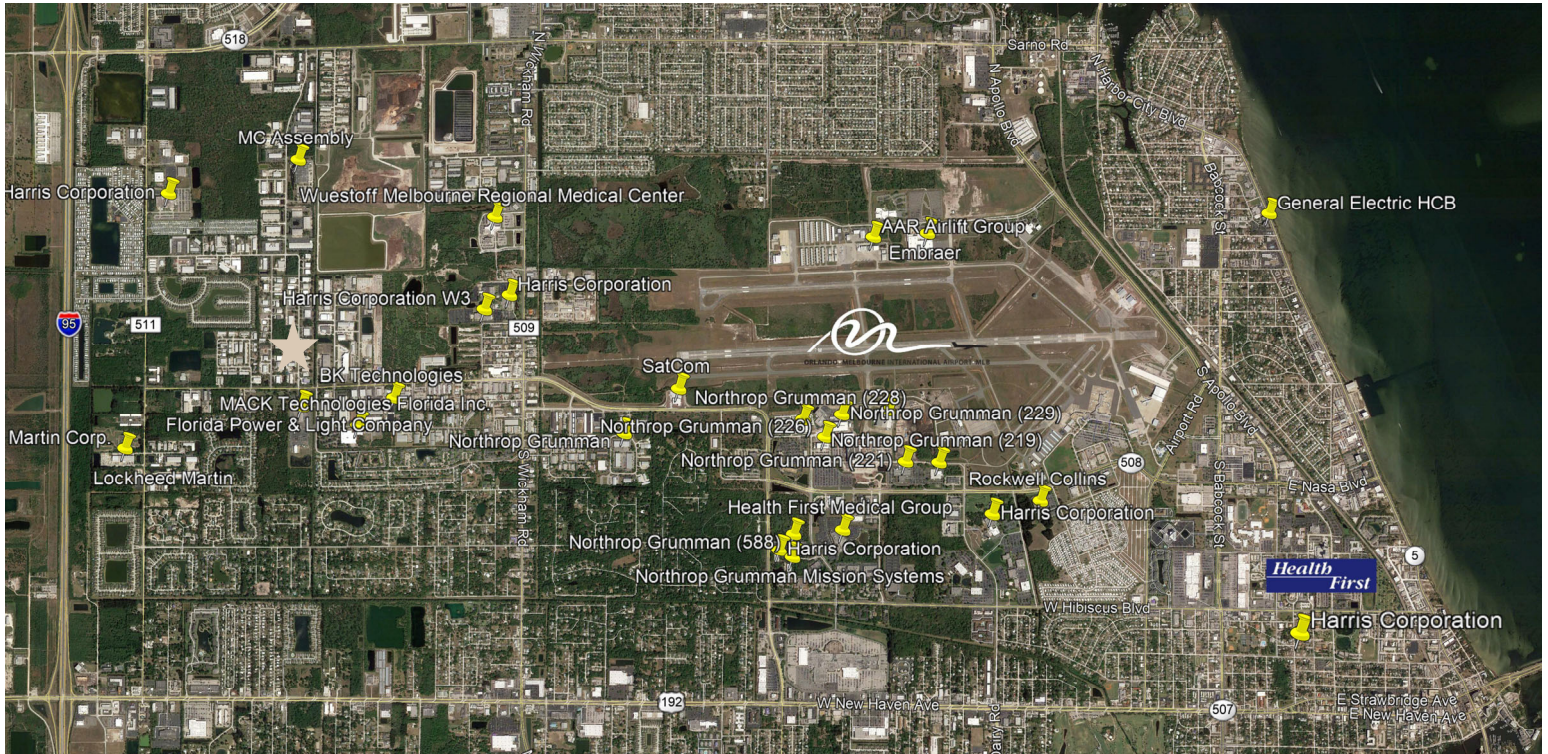
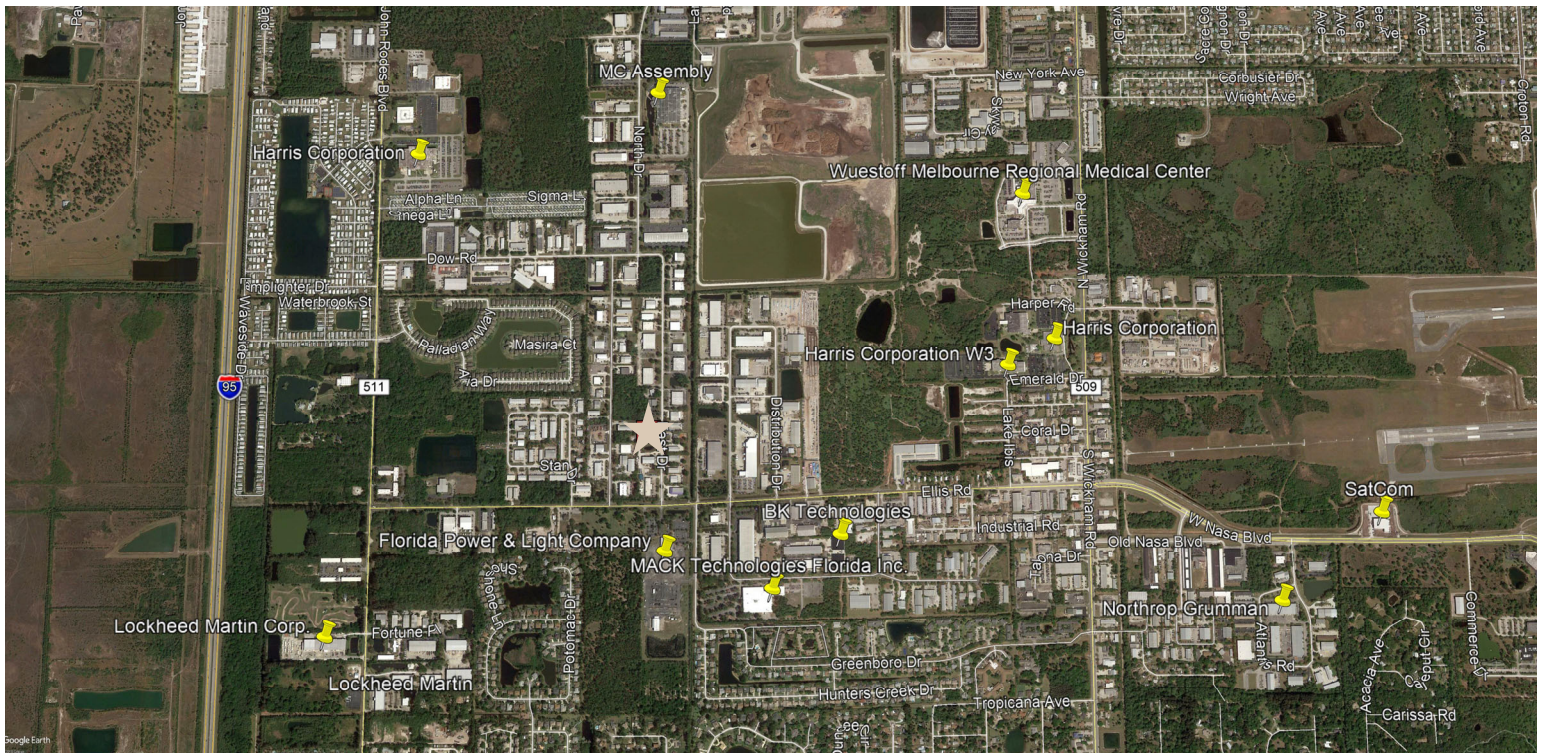
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LOCAL TENANT MAPS

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LOCAL TENANT NAMES

360 East Drive, West Melbourne, FL 32904

LOCKHEED MARTIN

HARRIS
CORPORATION

FLORIDA POWER &
LIGHT

HEALTH FIRST

NORTHROP GRUMMAN

GENERAL ELECTRIC

ROCKWELL COLLINS

MACK TECHNOLOGIES
FLORIDA INC.

SATCOM

MARTIN CORPORATION

MC ASSEMBLY



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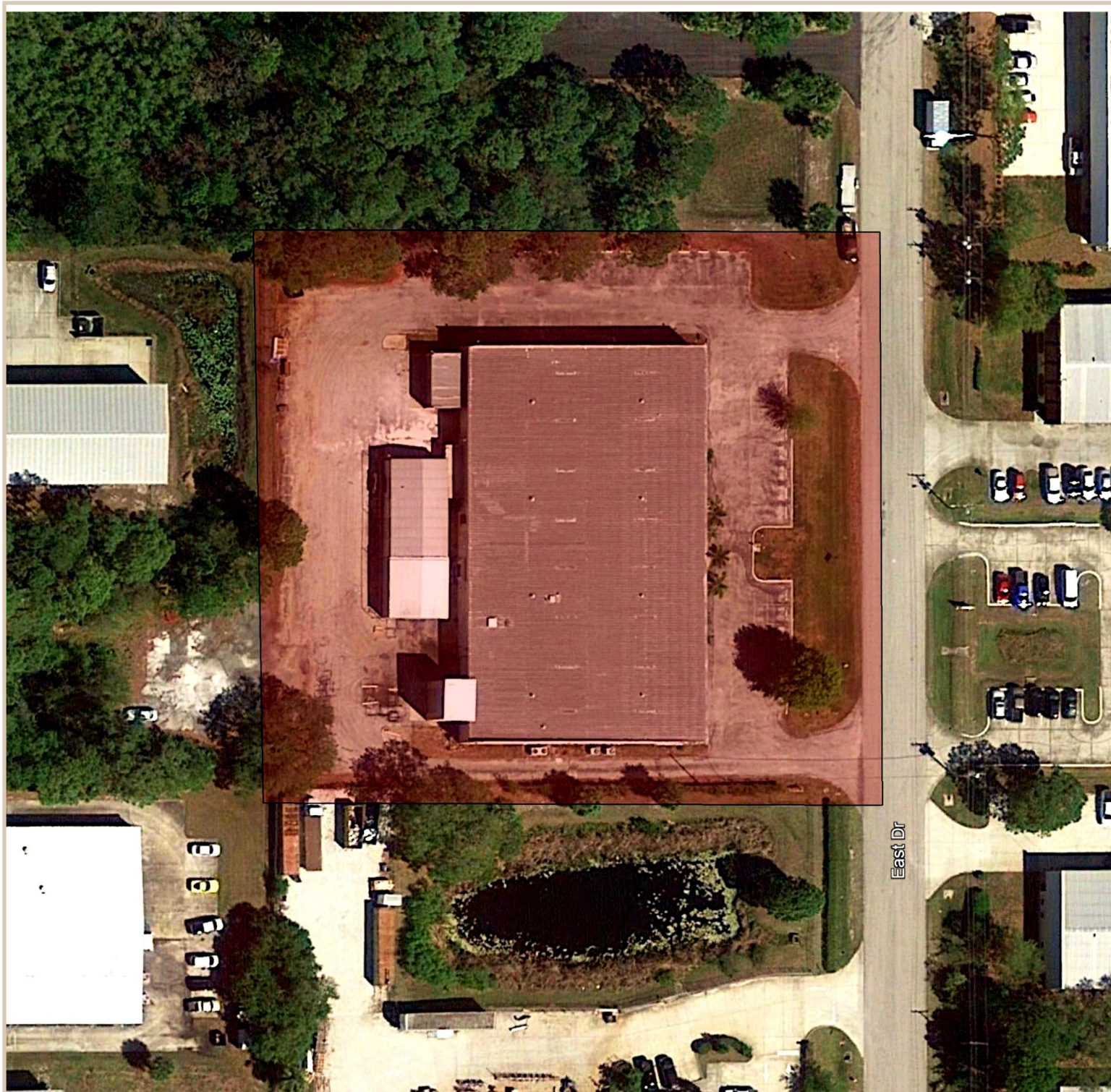
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AERIAL

360 East Drive, West Melbourne, FL 32904



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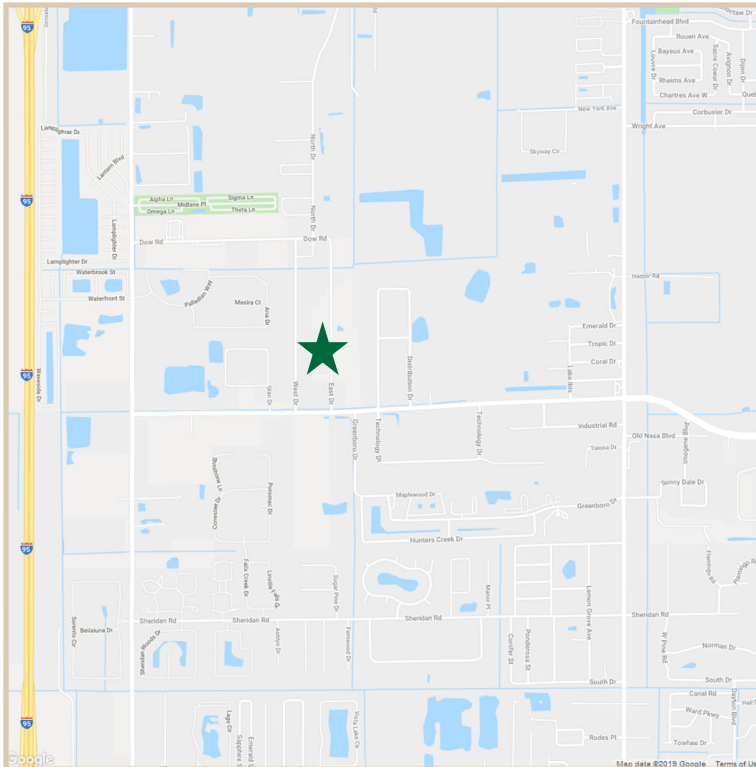
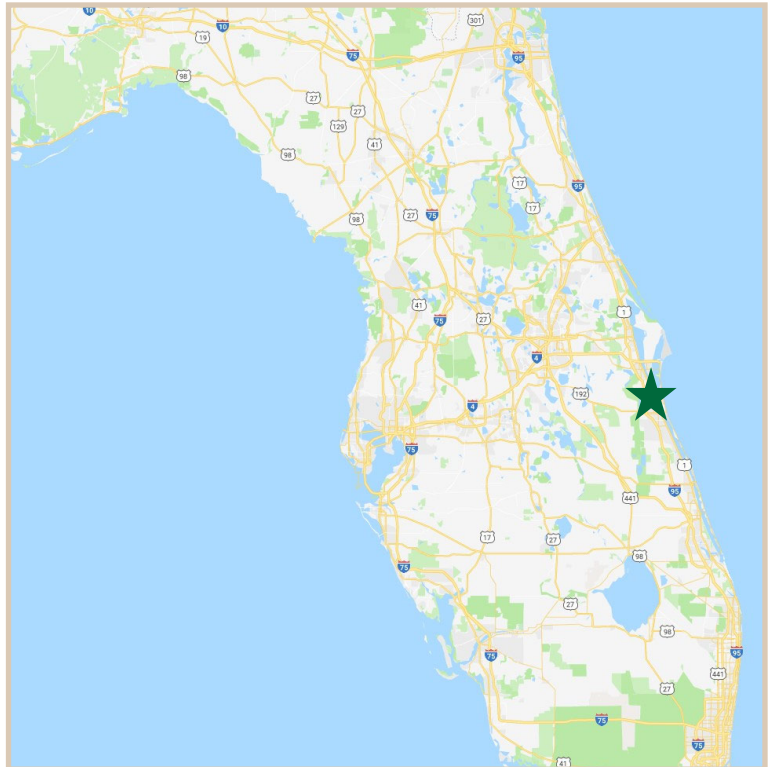
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LOCATION MAPS

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ADDITIONAL PHOTOS

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