

Emerald Drive Warehouse Condo

7622 Emerald Drive, Unit 5, West Melbourne, FL 32904

Centrally Located / Close Proximity to I-95 / CBS Construction



OFFERING SUMMARY

Sale Price: \$499,600

Facility SF: 2,498 SF

Zoning: City of West Melbourne
Light Industrial &
Warehousing (M-1)

PROPERTY OVERVIEW

Est. 1,148 SF Office + 1,350 SF Warehouse = 2,498 SF Total
Office 100% HVAC. 2 Offices, Open Configuration, IT Room, 1 Restroom.
Warehouse Concrete Flooring and est. 14' Clear Height
One 12' x 12' +/- Grade Level Door
City Water, Septic (Common)
1-Phase 120/240v 100Amp FPL Electric (Separately Metered)
3 Parking Spaces
DO NOT DISTURB OCCUPANT
Unit 4 (1,923 SF) also available for sale (Call for Details)

LOCATION OVERVIEW

Strategically positioned just off of Ellis Road which is a direct connector between Interstate 95, St. Johns Heritage Parkway, and US1. Surrounding employers include the Melbourne International Airport, L3Harris, Northrop Grumman, and Blue Origin to name a few. Restaurants, schools, and childcare are close by. Make this the future home for your business today!

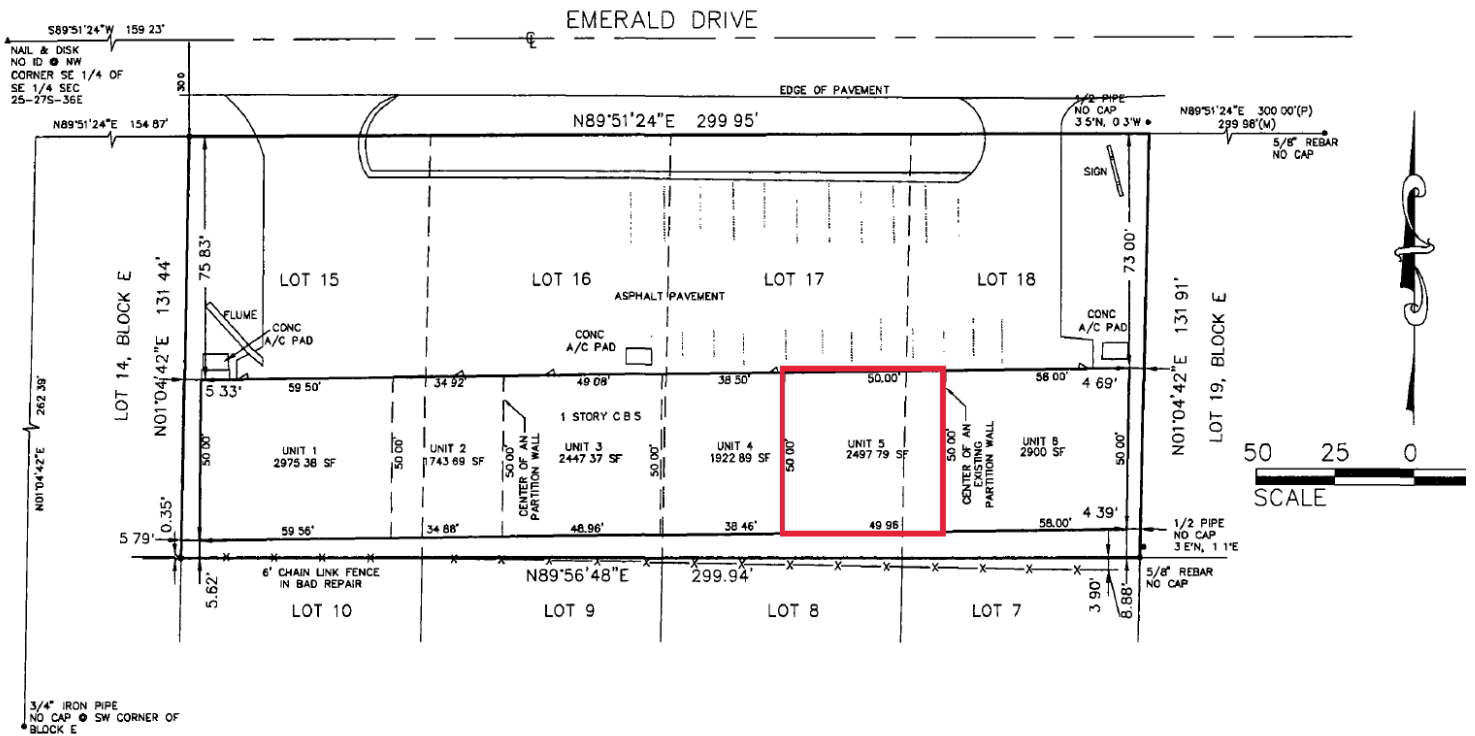
Zach Ullian, SIOR

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

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Survey



Zach Ullian, SIOR

Broker Associate

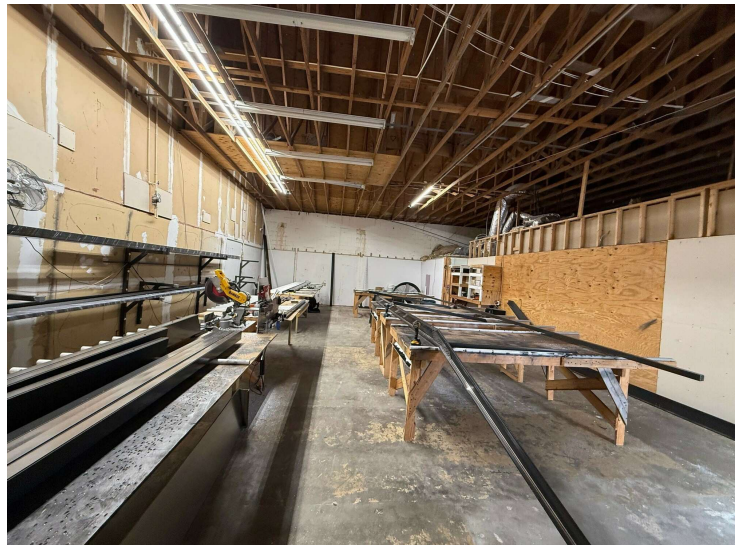
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Interior Photos



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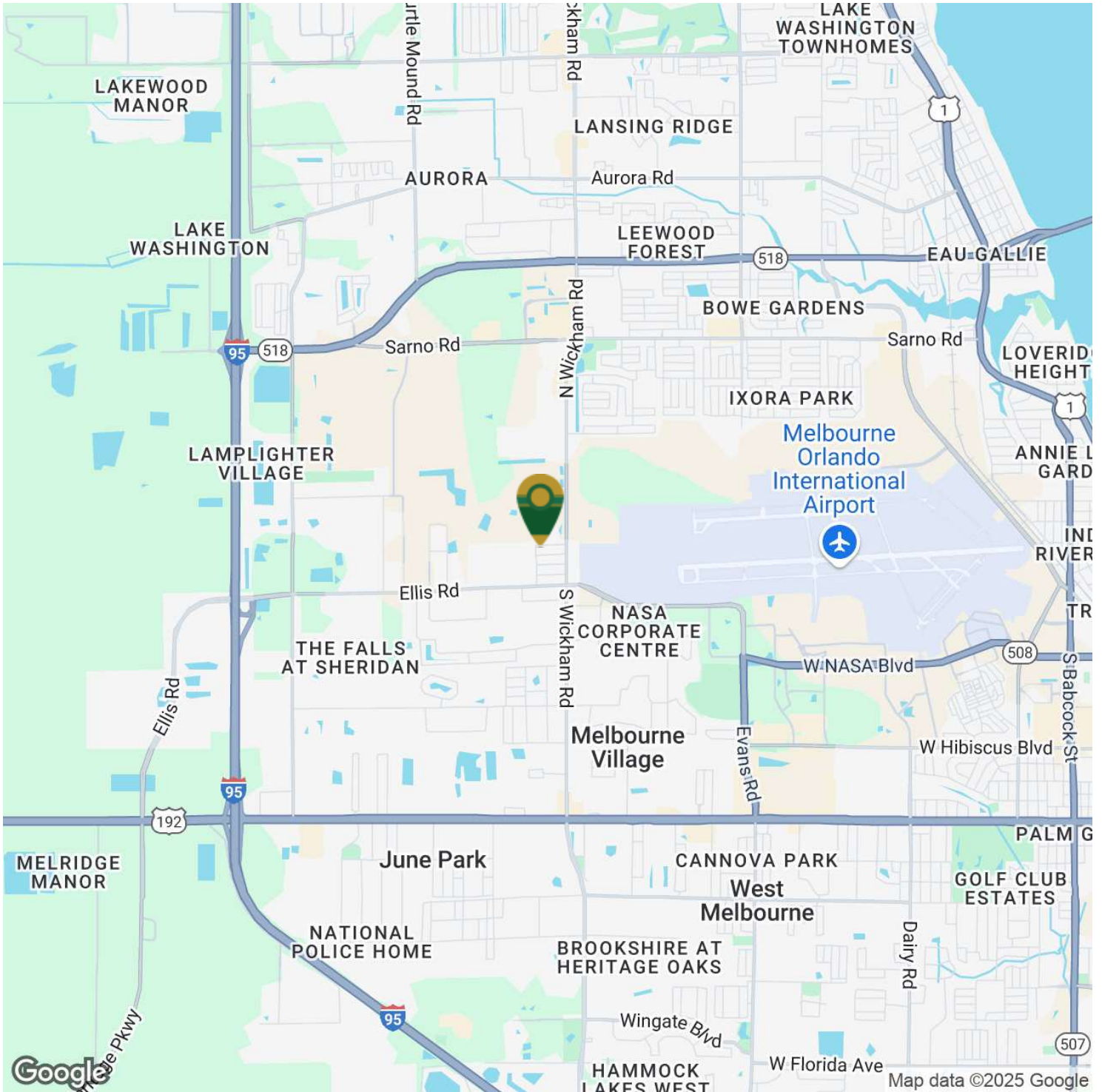
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Location Map



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