



**SPACE FOR LEASE | 11,575 SQFT**  
**399 East Drive Melbourne, Florida**



## HIGHLIGHTS

- Stand alone Industrial Flex Space
- Fully HVAC | Ample Power | 20' Clear
- Prime Location | Minutes from I-95

## FOR INFO

**Mike Moss, SIOR**  
Principal  
321-543-2498  
Mike@teamlbr.com

**Michael Moss II**  
Associate  
321-266-1150  
Mmoss@teamlbr.com

**Luke Brown**  
Associate  
603.244.8052  
Luke@teamlbr.com





## SUMMARY

The industrial team at Lightle Beckner Robison, inc is excited to present space for lease at 399 East Drive located off of Ellis Road and East Drive just minutes from Interstate 95 and Melbourne International Airport in Melbourne, Florida. The property offers a stand alone 11,575 square feet of prime office, assembly, and warehouse space with one 12'x12' overhead door, 10 private offices and open floor space, large conference room, open warehouse space with 20' clear height, and ample parking. Previously occupied by OneMonroe Aerospace, this facility offers a great move in ready opportunity on Florida's talented Space Coast near big name users like Northrop Grumman, L3Harris, Satcom Direct, and more. Contact us today to learn more about this rare opportunity.

## PROPERTY OVERVIEW

**TOTAL SF** ..... 11,575 SF

**OFFICE SF** ..... 5,000

**SITE SIZE** ..... 1.16± acres

**ZONING** ..... LI

**OH DOOR** ..... (1) 12'

**PARKING** ..... 31

**CONSTRUCTION** ..... Concrete

**POWER** ..... 3 Phase Power

**ASKING PRICE** ..... \$16.00/Sf/Yr

**CAM FEE** ..... \$2.50/Sf/Yr

## PROPERTY PHOTOS





# LOCATION OVERVIEW



**KEY DISTANCES**

- 1 Mile from I-95
- 1.5 Miles from Melbourne Airport
- 28 Miles to Port Canaveral
- 50 Miles to Orlando Airport

