

2775 & 2785 Business Center Boulevard

Melbourne, FL 32940

Centrally Located / Close Proximity to I-95 / Opportunity to Subdivide



OFFERING SUMMARY

Sale Price: \$2,475,000

Acreage: 1.0 Acres

Facility SF: 11,932 SF

PROPERTY OVERVIEW

Est. 528 SF Office + 1,224 SF Clean Room + 10,180 Warehouse/Manufacturing
 100% Fire Sprinklered. Approximately half of Warehouse has HVAC
 Warehouse Concrete Floor and est. 11'- 13' 6" +/- Ceiling Height
 Four 12' x 12' +/- Grade Level Doors. Deep Well Dock w/ Leveler
 City Water, Septic, 3-Phase 600 Amp 277/480v FPL Electric
 Generac Generator & ISO Level 8 Clean Room Negotiable
 Overhead Water & Compressed Air Lines
 20 Concrete Paved/Striped Parking Spaces
 Formerly 2 Units. 2 Electric Meters. 2 Septic Tanks. Firewall Separation

LOCATION OVERVIEW

Zoning: Brevard County Light Industrial (IU)

Strategically positioned just off of Pineda Causeway, which is a direct connector between Interstate 95, US1 and the beaches. Surrounding employers include Patrick Space Force Base, AAR, and Holy Trinity Episcopal Academy to name a few. Close proximity to nearby restaurants, shopping, and childcare. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

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Broker Associate
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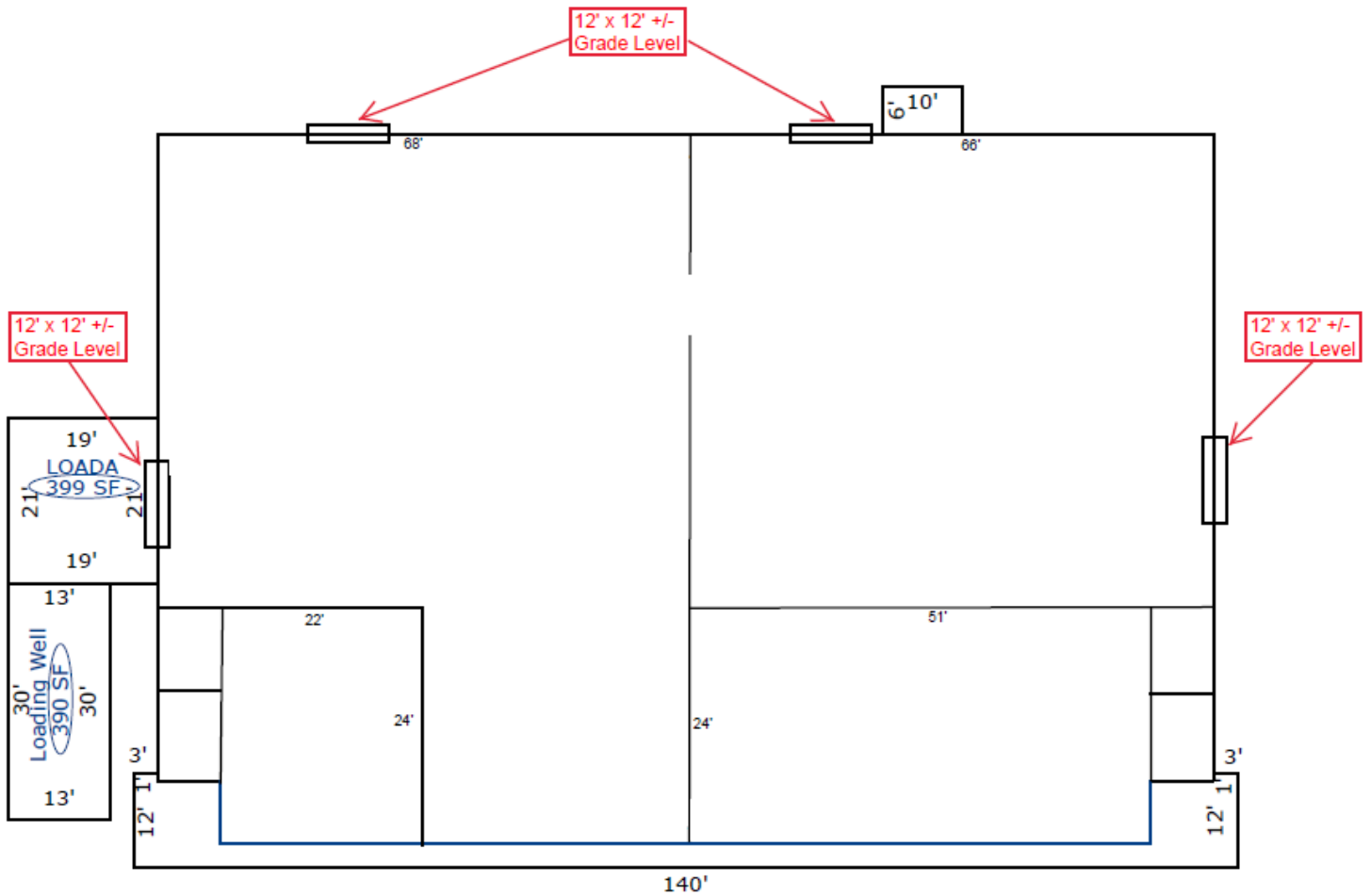


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Floor Plan

For Illustration Purposes Only. Dimensions & Wall Locations Estimated



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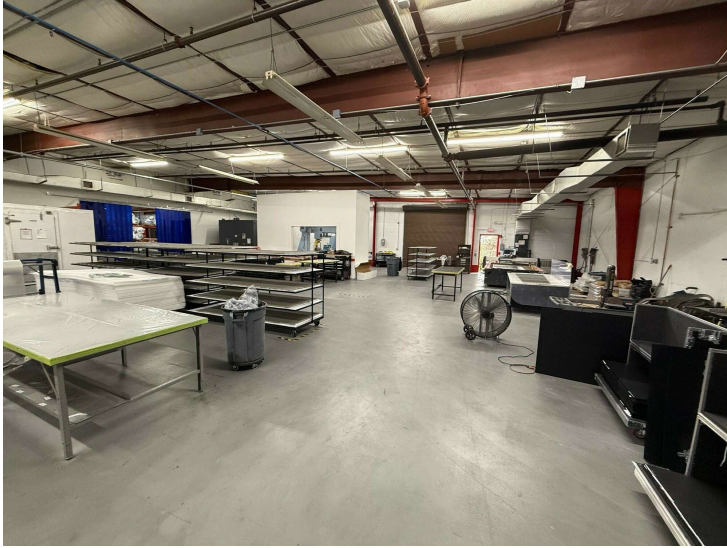
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Additional Photos



Individual Members
Michael S. Ullian

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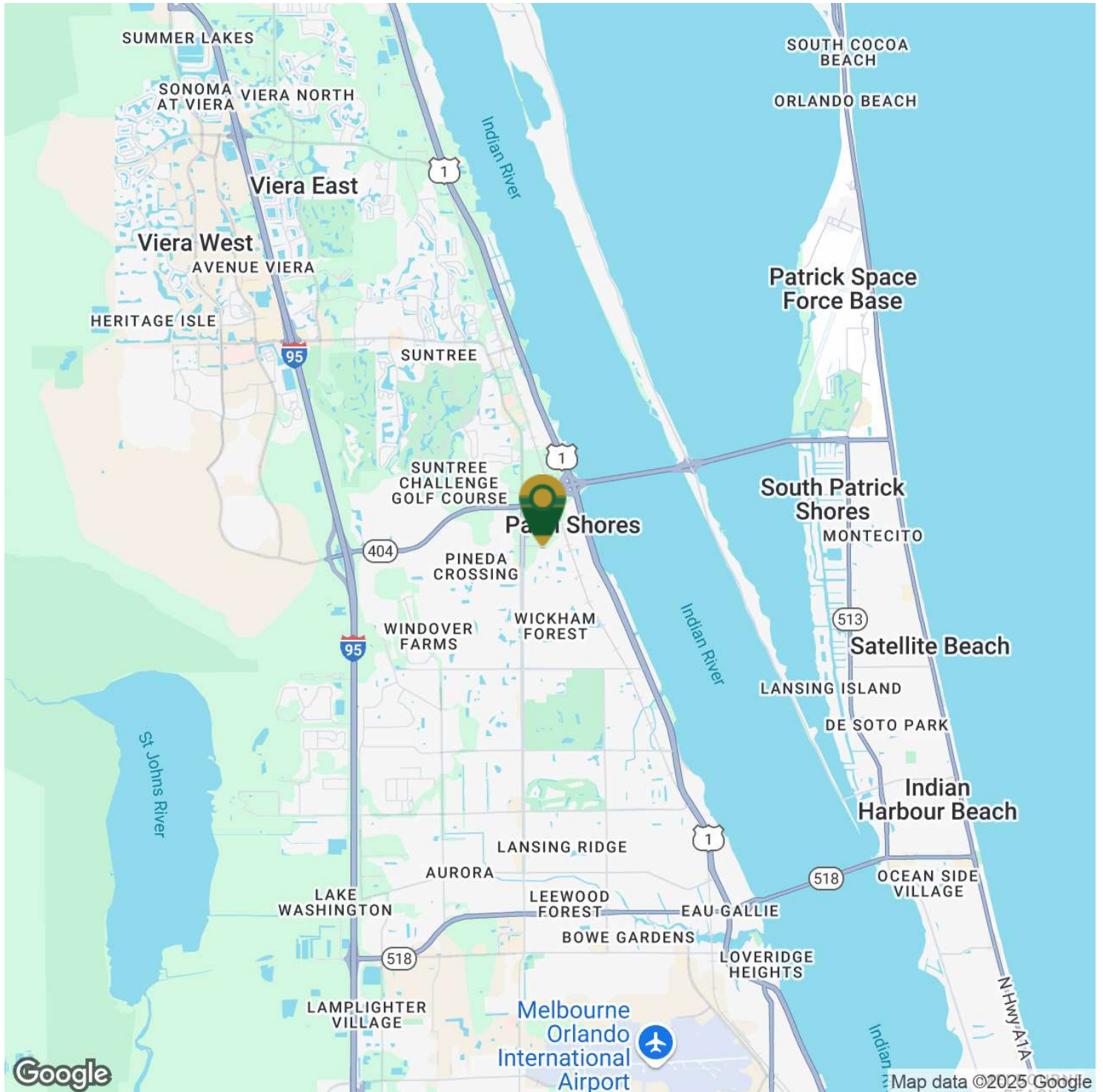


SIOR
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Location Map



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