

High Tech Office / R&D Space In Heart Of Melbourne

750 North Drive, Melbourne, FL 32934

100% HVAC / Centrally Located / Light Industrial Zoning



OFFERING SUMMARY

Sale Price: \$1,695,000

Acreage: 1.31 Acres

Facility SF: 9,600 SF

PROPERTY OVERVIEW

Est. 8,000 SF High Tech Office/Engineering + 1,600 SF Warehouse = 9,600 SF Total
 Reception, Hard Wall Offices, Cubes, Conference/Break Rooms, Warehouse
 Lots of Windows/Sunlight, Carpet & Drop Ceiling Throughout Office
 Concrete Flooring and est. 10' - 14' Clear Height in Warehouse
 One 10' Wide x 9' Tall +/- Grade Level Door
 100% HVAC. City Water/Sewer, Fiber, 1-Phase 120/240v 850 Amps FPL Electric
 39 Asphalt Paved/Striped/Lighted Parking Spaces. Two Generators
 M1 Zoning: Office, Light Assembly/Manufact, Electronic Assembly & More!
 Remaining FF&E is Negotiable
 Also Available For Lease (Call for Details)

LOCATION OVERVIEW

Located in the heart of the Melbourne Business & Industrial Park. Surrounding employers include the Melbourne International Airport, L3Harris, Northrop Grumman and Extant Aerospace to name a few. Easily accessible via nearby Interstate 95, Ellis Road and Wickham Road. Make this the future home for your business today!

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



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
 Cell: 321.258.7556
 mike@ullianrealty.com

Zachary Ullian

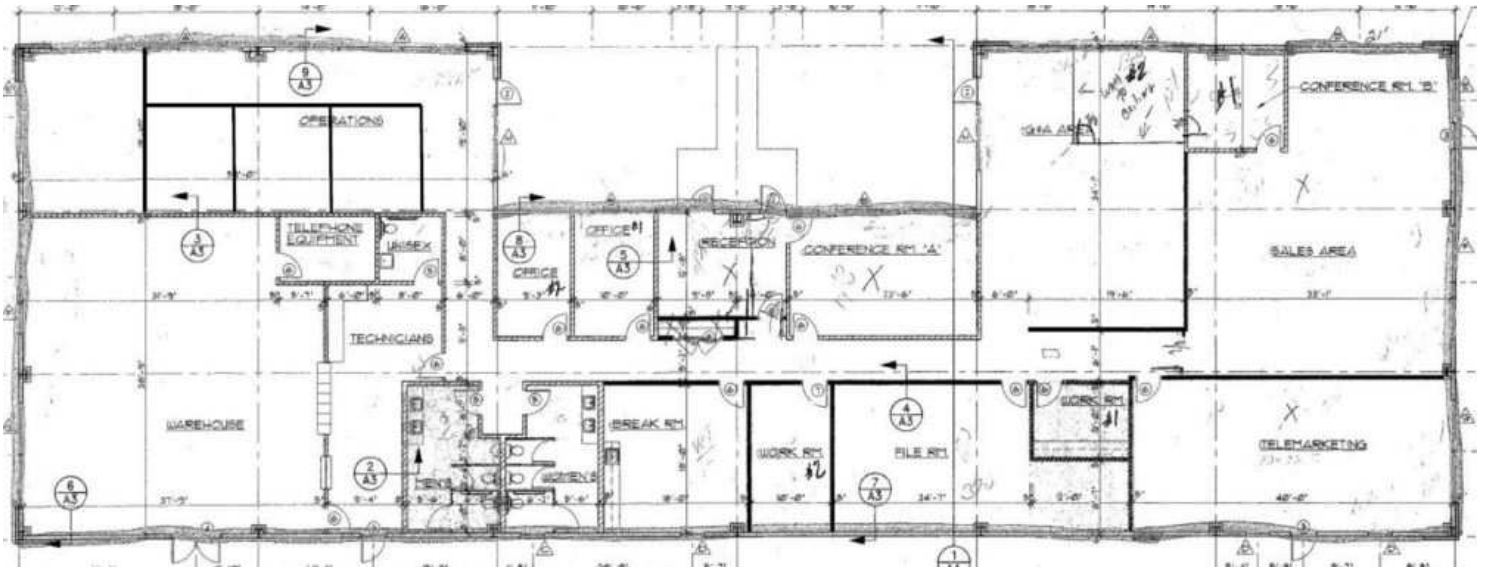
Broker Associate
 Cell: 321.750.3439
 zach@ullianrealty.com



High Tech Office / R&D Space In Heart Of Melbourne

750 North Drive, Melbourne, FL 32934

Floor Plan



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian

High Tech Office / R&D Space In Heart Of Melbourne

750 North Drive, Melbourne, FL 32934

Additional Photos



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

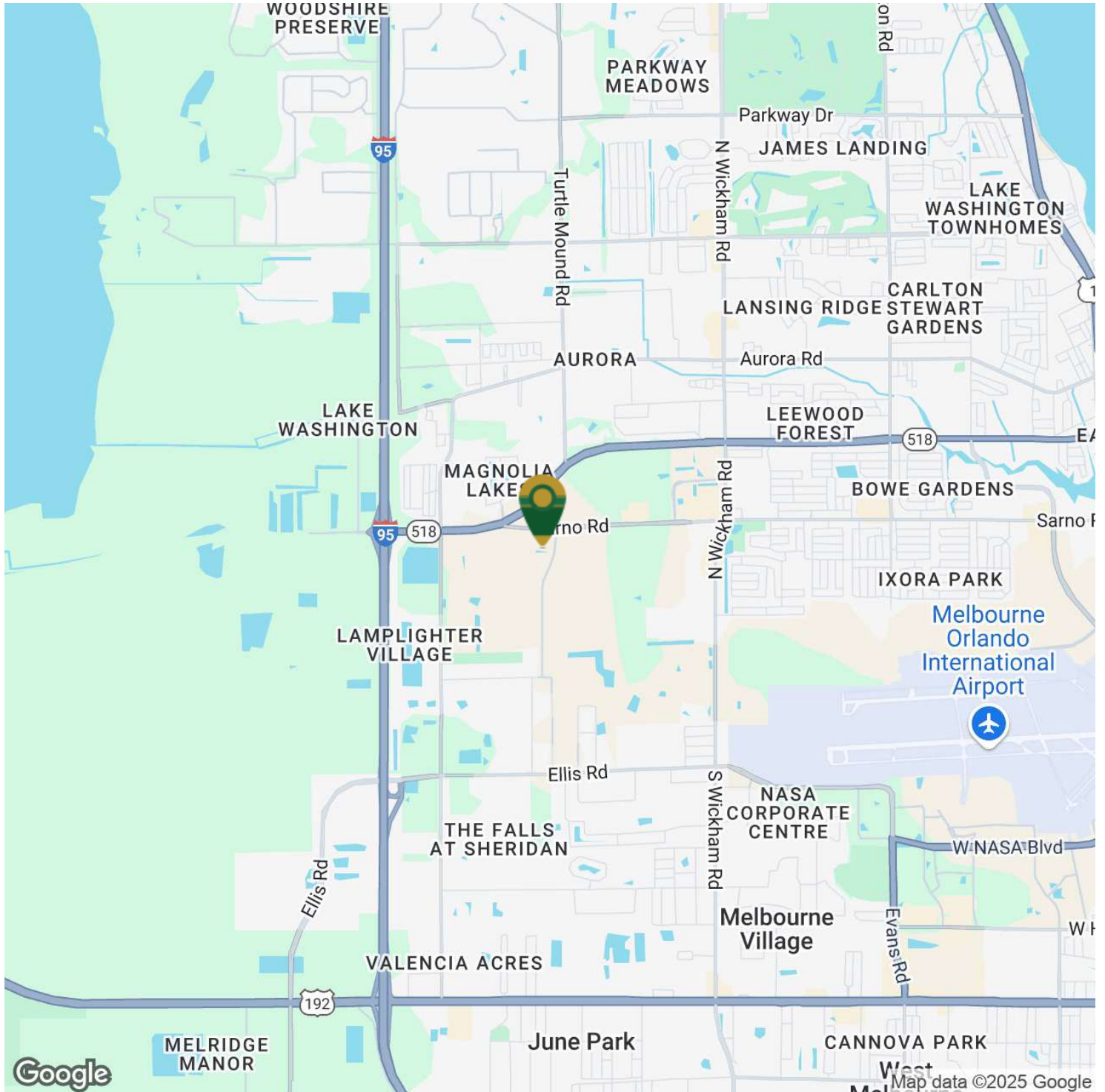
Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



High Tech Office / R&D Space In Heart Of Melbourne

750 North Drive, Melbourne, FL 32934

Location Map



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

