

High Tech Engineering/Flex Space In Heart Of Melbourne

746 North Drive, Melbourne, FL 32934

100% HVAC / Centrally Located / Close Proximity to I-95



OFFERING SUMMARY

Available SF:	5,950 SF
Lease Rate:	\$11.95 SF/yr (NNN)
Acreage:	3.35 Acres
Facility SF:	11,350 SF
Zoning:	City of Melbourne Light Industrial (M-1)

PROPERTY OVERVIEW

Est. 2,900 SF Office + 3,050 SF Warehouse/Integration = 5,950 SF Total
100% HVAC. Mix of Private Office & Open Configuration.
Warehouse Clear Height Ranges 11' 8" – 14' +/-
One 14' Wide x 12' Tall +/- Overhead Door & One 14' Wide x 10' Tall +/- Door
City Water/Sewer, Fiber, 3-Phase, 400A, 220v FPL Electric
M-1 Zoning: Light Assembly, Electronic Assembly, Office, Warehouse & More!
Est. \$3.75 PSF OPEX

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!



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

Licensed Real Estate Broker

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Broker Associate

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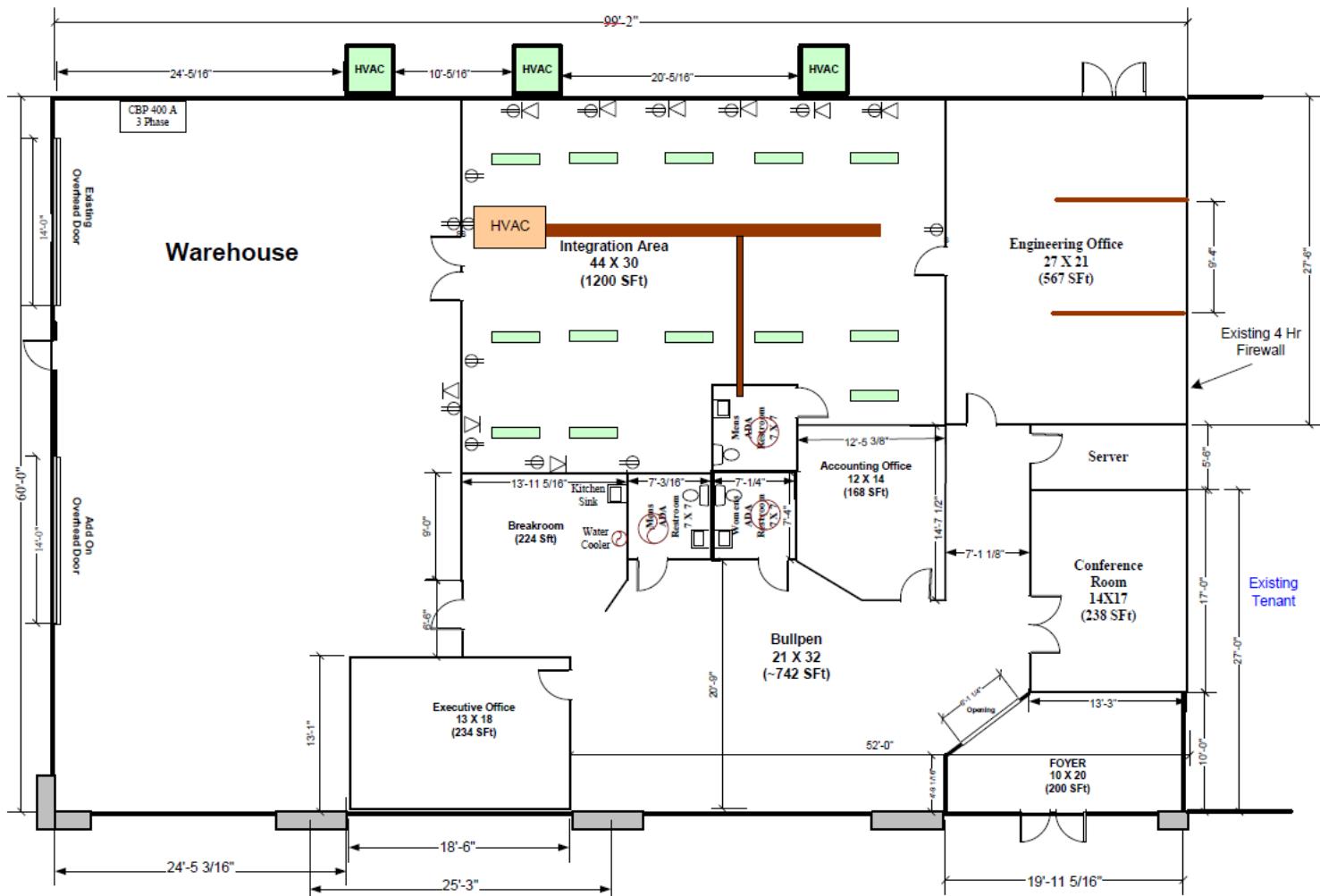


SIOR
Individual Members
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746 North Drive, Suite B Floor Plan (5,950 SF)



746 North Dr., Suite B

Lease Space - 5950 Sq Ft



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746 North Drive, Suite B Photos (5,950 SF)



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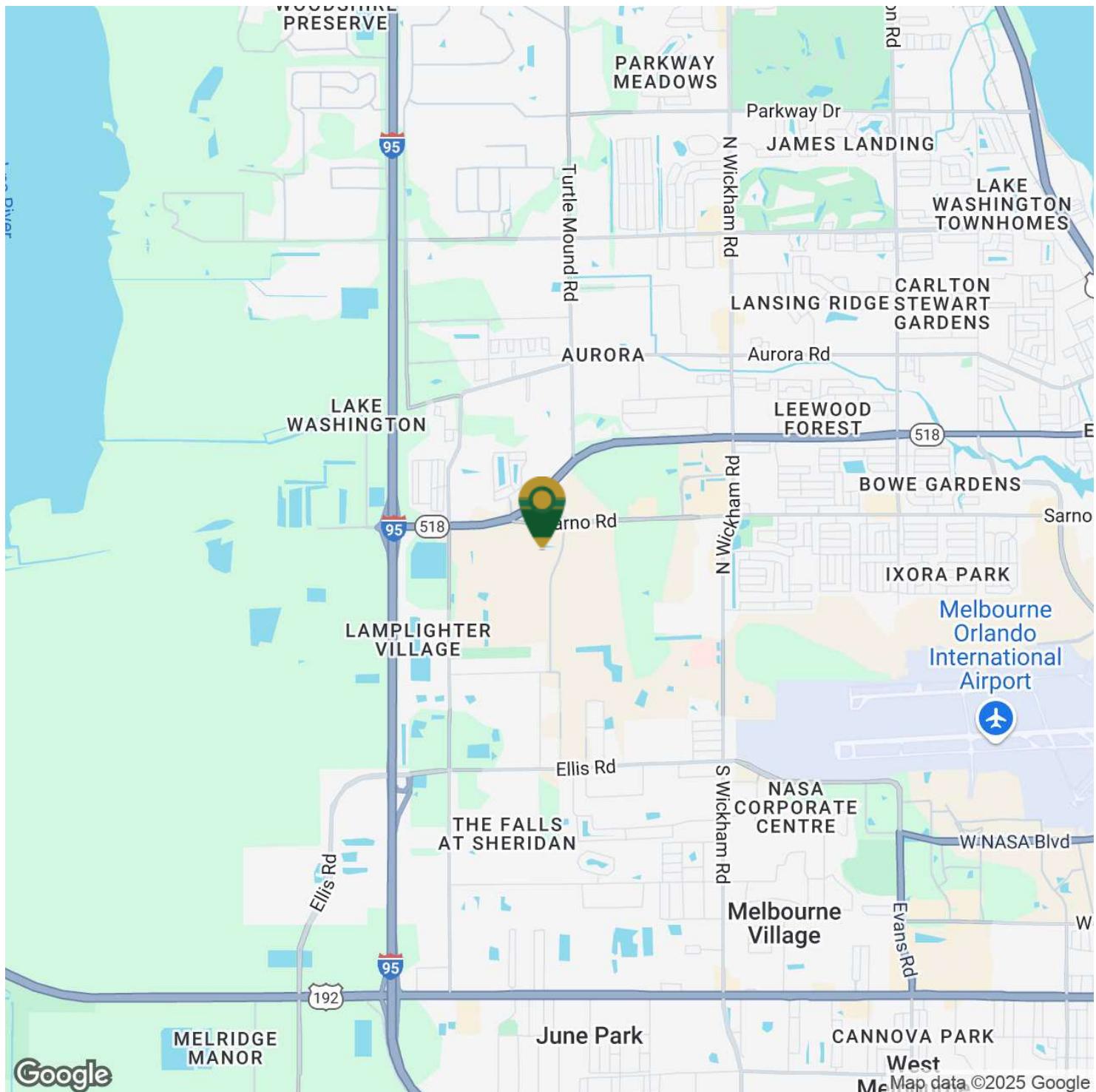
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The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

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Location Map



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