

# FOR LEASE | INDUSTRIAL BUILDING WITH 4 ACRES OUTDOOR STORAGE

**9065 ELLIS ROAD**  
MELBOURNE, FL 32904

**LA** LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY OVERVIEW

|                             |  |
|-----------------------------|--|
| <b>BUILDING SIZE:</b>       | 3,600 SF   |
| <b>LAND SIZE:</b>           | Four (4) Acres of Outdoor Storage  |
| <b>ADDITIONAL BUILDING:</b> | 2,672 SF w/ two (2) grade level doors  |
| <b>COMMENTS:</b>            | Fenced, Stabilized, and Secure<br><br>Additional Landlord Improvements to suit |
| <b>LEASE RATE:</b>          | Negotiable   |

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## LOCATION

This property is strategically situated in Melbourne, Florida, within the heart of the city's Industrial and Airport Corridor, offering exceptional access to key regional transportation routes. The property is located directly on Ellis Road, a primary east-west industrial thoroughfare, and is minutes from Interstate 95 via nearby Ellis Road/Coventry Lane, providing direct connectivity to the Space Coast, Orlando, and major Florida markets. Positioned within one of Melbourne's most dynamic commercial districts, the site benefits from proximity to Melbourne International Airport, supporting logistics, aviation-related operations, and rapid movement of goods and services.

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# PROPERTY PHOTOS | 9065 ELLIS ROAD, MELBOURNE, FL 32904



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# PROXIMITY MAP | 9065 ELLIS ROAD, MELBOURNE, FL 32904

