

# FOR LEASE | INDUSTRIAL BUILDING WITH 4 ACRES OUTDOOR STORAGE

## 9065 ELLIS ROAD

MELBOURNE, FL 32904



### 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
	Additional Landlord Improvements to suit

**LEASE RATE:** Negotiable

### 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.

### CONTACT:

Ryan Griffith  
Senior Vice President | Principal  
rgriffith@lee-associates.com  
D 321.281.8512

Christopher "CJ" Griffith, SIOR  
Vice President  
cgriffith@lee-associates.com  
D 321.281.8508

Charles W. Duvall  
Senior Associate  
cduvall@lee-associates.com  
D 321.281.8501

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ELLIS ROAD IS CURRENTLY UNDERGOING A ROAD EXPANSION TO 4 LANES









**I-95**

**.25 Miles**

**Melbourne  
Airport**

**±2 Miles**



MELBOURNE ORLANDO INTERNATIONAL AIRPORT • MLB



**Ellis Road**

**S. Wickham Road**

**NASA  
CORPORATE  
CENTRE**

**W NASA Blvd**

**MELBOURNE  
VILLAGE**

