

**FOR LEASE**



**±24,000 SF Open Flex  
Showroom & Warehouse  
Facility**



**7619 ELLIS ROAD  
MELBOURNE, FLORIDA 32904**

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7619 Ellis Road  
Melbourne, Florida

# ±24,000 SF Warehouse

## HIGHLIGHTS | FOR LEASE

Building Size ..... 24,000 SF

Office Space ..... 1,900 SF

Clear Height ..... +/-22'

Power ..... 3 Phase

Zoning ..... M-2

Drive In Bays ..... (2) 10 x 10'

Dock Hi Loading ..... (5) 10 x 10'

*Call For Pricing!*

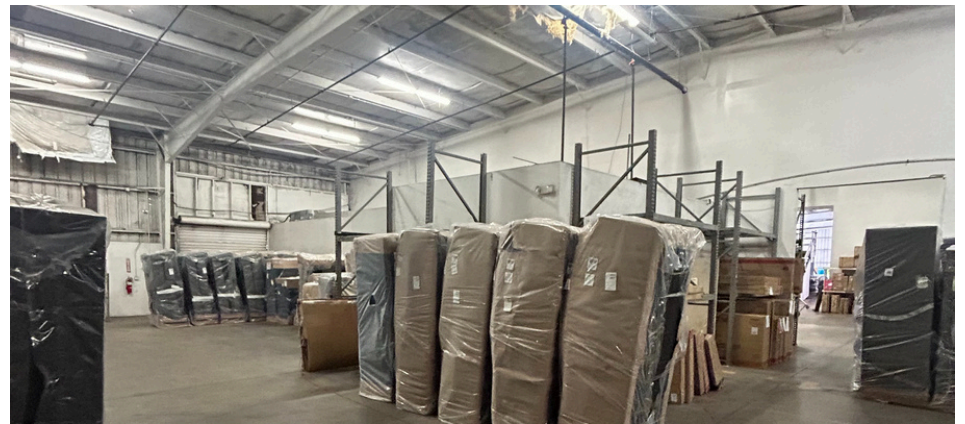
## OVERVIEW

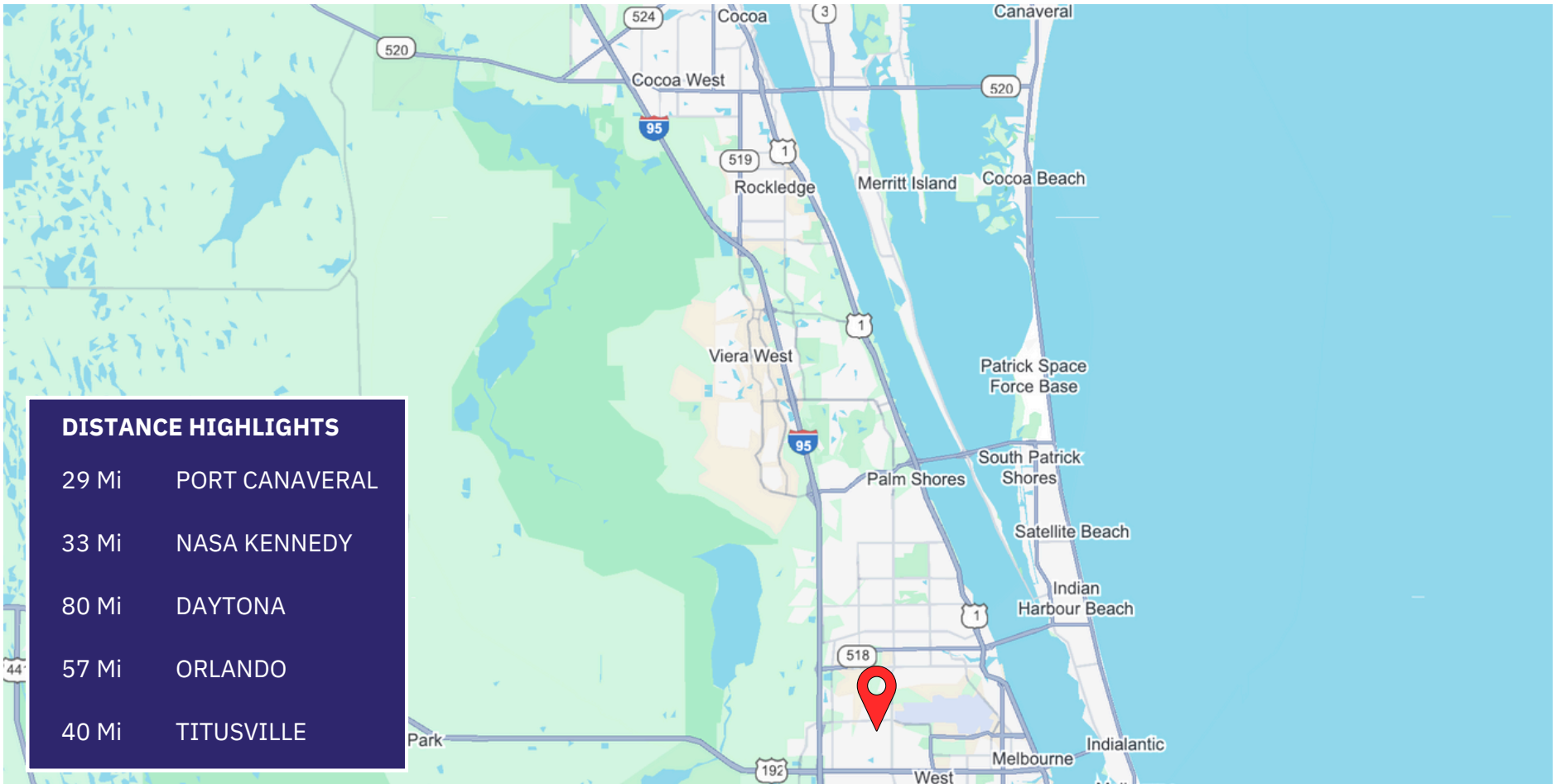
The industrial team at LBR is now offering for lease 7619 Ellis Road, this property is located near Melbourne Airport just minutes from Interstate 95 and Wickham Road in Melbourne.

The property offers fully sprinkled open showroom space, ample office buildout, dock hi and drive in loading bays, and can be utilized for light manufacturing, storage & distribution, or large showroom space.

This is a great opportunity to locate your business in the heart of the Space Coast Industrial Corridor, contact us today to learn more about this offering.

## PHOTOS





DISTANCE HIGHLIGHTS	
29 Mi	PORT CANAVERAL
33 Mi	NASA KENNEDY
80 Mi	DAYTONA
57 Mi	ORLANDO
40 Mi	TITUSVILLE