



SPACE FOR LEASE | 7,720 SQFT
345 East Drive Melbourne, Florida



HIGHLIGHTS

- **High-Tech Manufacturing Space**
- **25 Ton HVAC | 3P/240V/800amp**
- **Prime Location | Minutes from I-95**

FOR INFO

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SUMMARY

The industrial team at Lightle Beckner Robison, inc is excited to present space for lease at 345 East Drive located off of Ellis Road and East Drive just minutes from Interstate 95 and Melbourne International Airport in Melbourne, Florida. The property offers a stand alone 7,720 square feet of well appointed high tech-manufacturing facility with ESD (anti-static) flooring, heavy three phase power, large 25 ton HVAC system, a single 12' Bay door, and ample office space. The building will be getting a new TPO roof, new interior and exterior paint job, updated flooring in the offices, and will be ready for occupancy in August. The property is surrounded by various industrial users and offers a newly renovated facility for you to house your business in. Contact us to learn more today!

PROPERTY OVERVIEW

TOTAL SF	7,720 SF	PARKING	17
OFFICE SF	±2,000	CONSTRUCTION	BLK/Metal
SITE SIZE	0.8 ± acres	POWER	3P/240v/800a
ZONING	LI	ASKING PRICE	\$16.00/Sf/Yr
OH DOOR	(1) 12'	LEASE TYPE	MG

PROPERTY PHOTOS



LOCATION OVERVIEW



KEY DISTANCES

- 1 Mile from I-95
- 1.5 Miles from Melbourne Airport
- 28 Miles to Port Canaveral
- 50 Miles to Orlando Airport

