

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: 4,600 SF

Lease Rate: \$12.75 SF/yr (NNN)

Acreage: 3.35 Acres

Facility SF: 11,350 SF

Zoning: City of Melbourne Light
Industrial (M-1)

PROPERTY OVERVIEW

Est. 2,400 SF Office + 2,200 SF Warehouse = 4,600 SF Total
100% HVAC. Multiple Hard Wall Offices, Conference, 2 Restrooms
Warehouse Concrete Floor and est. 11' 8" - 14' Clear Height
One 14' Wide x 12' Tall +/- Grade Level + One 14' Wide x 10' Tall +/- Door
City Water/Sewer, Fiber, 3-Phase 208Y/120 400A FPL Electric
Est. \$3.84 PSF OPEX

LOCATION OVERVIEW

Located in the heart of the Melbourne Business & Industrial Park. Surrounding employers include the Melbourne-Orlando 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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mike@ullianrealty.com

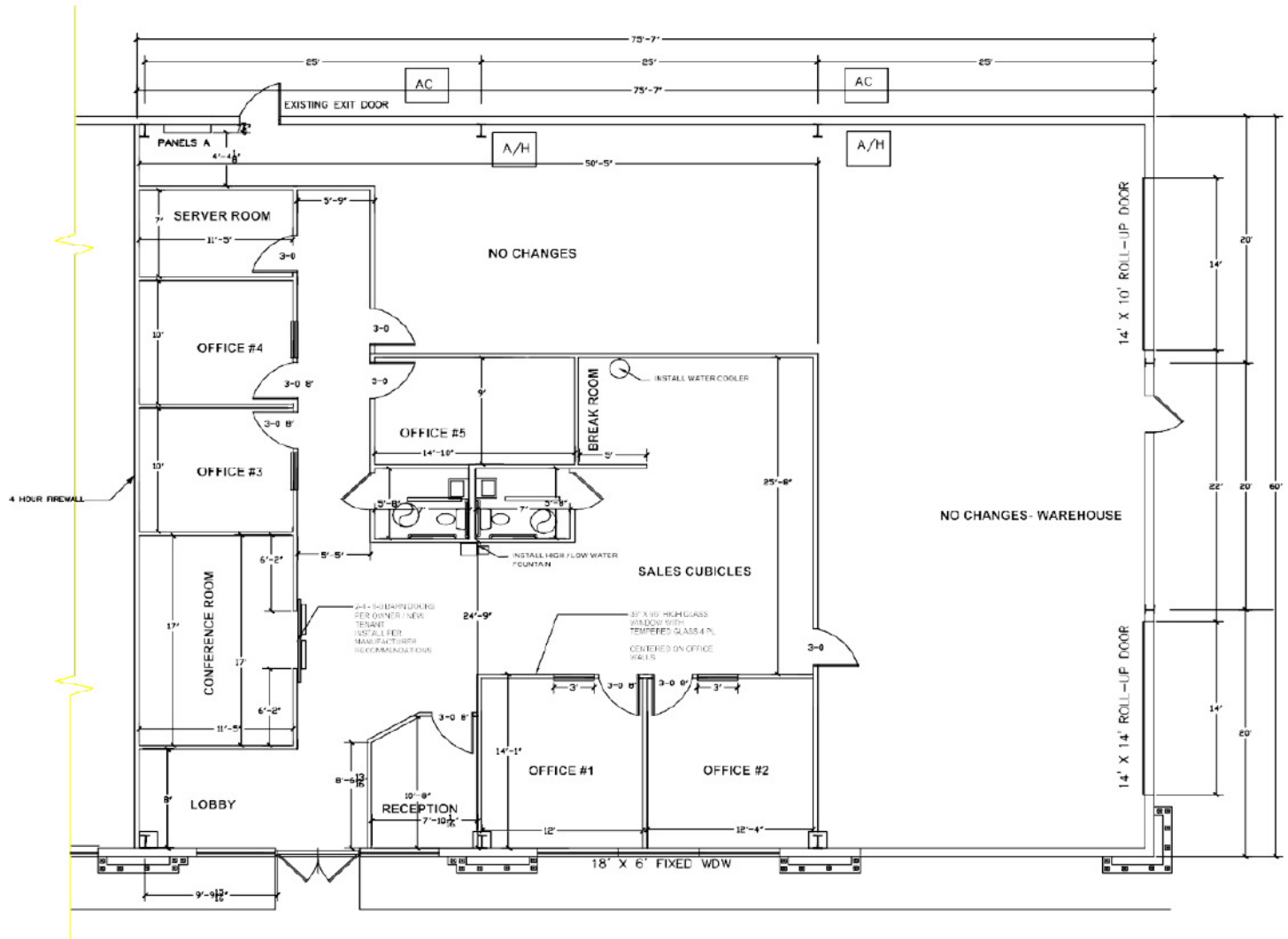
Broker Associate
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746 North Drive, Suite A Floor Plan (4,600 SF)



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746 North Drive, Suite A Photos (4,600 SF)



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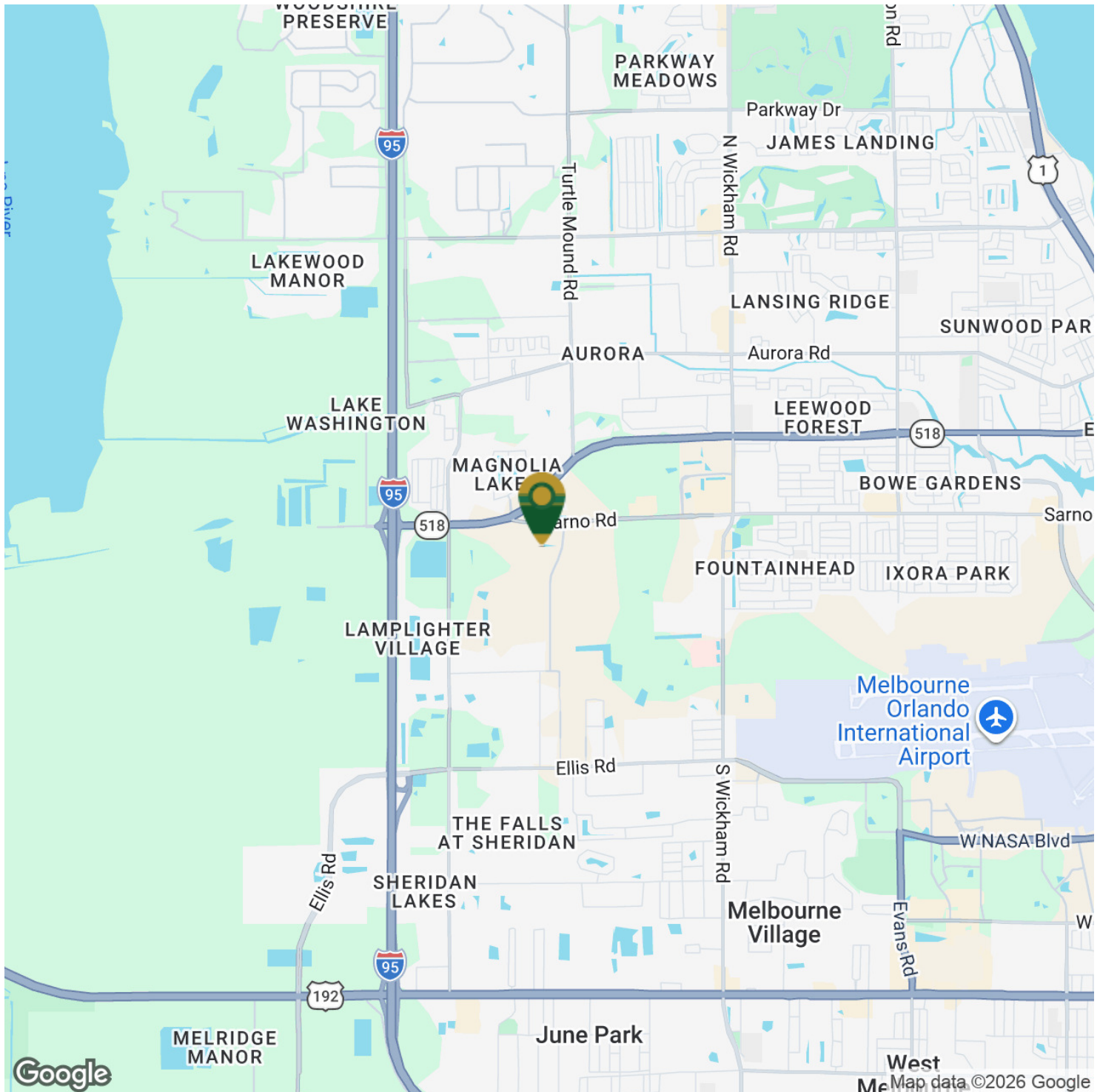
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Location Map



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