

7615 Ellis Road

WEST MELBOURNE, FLORIDA 32904

INDUSTRIAL/OFFICE SPACE FOR LEASE



ONE COMMERCIAL
REAL ESTATE



For those
ready for
what's next

7,500

LEASE RATE (\$)

6,000

AVAILABLE (SF)

B

CLASS

1998

BUILT

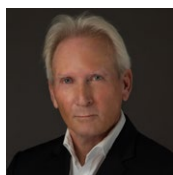
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CLEAR (FT)

OFFICE LOCATION

1331 S. Harbor City Blvd
Melbourne, Florida 32901

ONE Commercial Real Estate is pleased to present this opportunity to lease 6,000 SF of very well-maintained industrial/office space located near Melbourne Orlando International Airport and Interstate 95. Approximately 1,500 SF is dedicated, air-conditioned office space. The ceilings clear eighteen feet and there are six roll up doors, some fourteen feet and others twelve feet. There are three bathrooms and approximately twenty customer/employee parking spaces. Ellis Road is a direct link to Interstate 95 and the St. Johns Heritage Parkway, with only one traffic light.



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COMMERCIAL ASSOCIATE

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ONECommercialRE.com

We Advise Our Clients in the Following Aspects of CRE:



ONE COMMERCIAL
REAL ESTATE



CAPITAL MARKETS - DEBT & EQUITY

Our analysis of opportunities can provide a variety of finance options.



INVESTMENT SALES & ACQUISITIONS

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



DEVELOPMENT ASSISTANCE

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



WEALTH MANAGEMENT ADVISORY

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



TENANT REPRESENTATION

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



LANDLORD REPRESENTATION

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.



ASSET MANAGEMENT

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.

Are you ready for what's next?

ONECOMMERCIALRE.COM