

Flex / R&D / Engineering Space In Suntree Viera Area

5131 Industry Drive, Melbourne, FL 32940

Centrally Located / Meticulously Maintained / Light Industrial Zoning



OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$13.25 SF/yr (NNN)

Acreage: 3.29 Acres

Facility SF: 26,820 SF

Zoning: Brevard County Light Industrial (IU)

PROPERTY OVERVIEW

Est. 1,296 SF Office + 1,104 SF Lab/Integration/Warehouse = 2,400 SF Total
 Interior: Reception, 2 Offices, Conference Room, Break Room, 2 Restrooms
 Warehouse Epoxy Floor & est. 10' -12' Clear Height
 One 12' Wide x 8' Tall +/- Grade Level Door
 100% HVAC. City Water/Sewer, 120/240 1-Phase FPL Electric
 Corner Unit: Lots of Windows/Sunlight
 Est. \$3.91 PSF OPEX (Includes Water)
 DO NOT DISTURB OCCUPANT

LOCATION OVERVIEW

Strategically positioned just off of Pineda Causeway which is a direct connector between Interstate 95, US1 and the beaches. Surrounding employers include Patrick Space Force Base, AAR and Holy Trinity Episcopal Academy to name a few. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR

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Zachary Ullian

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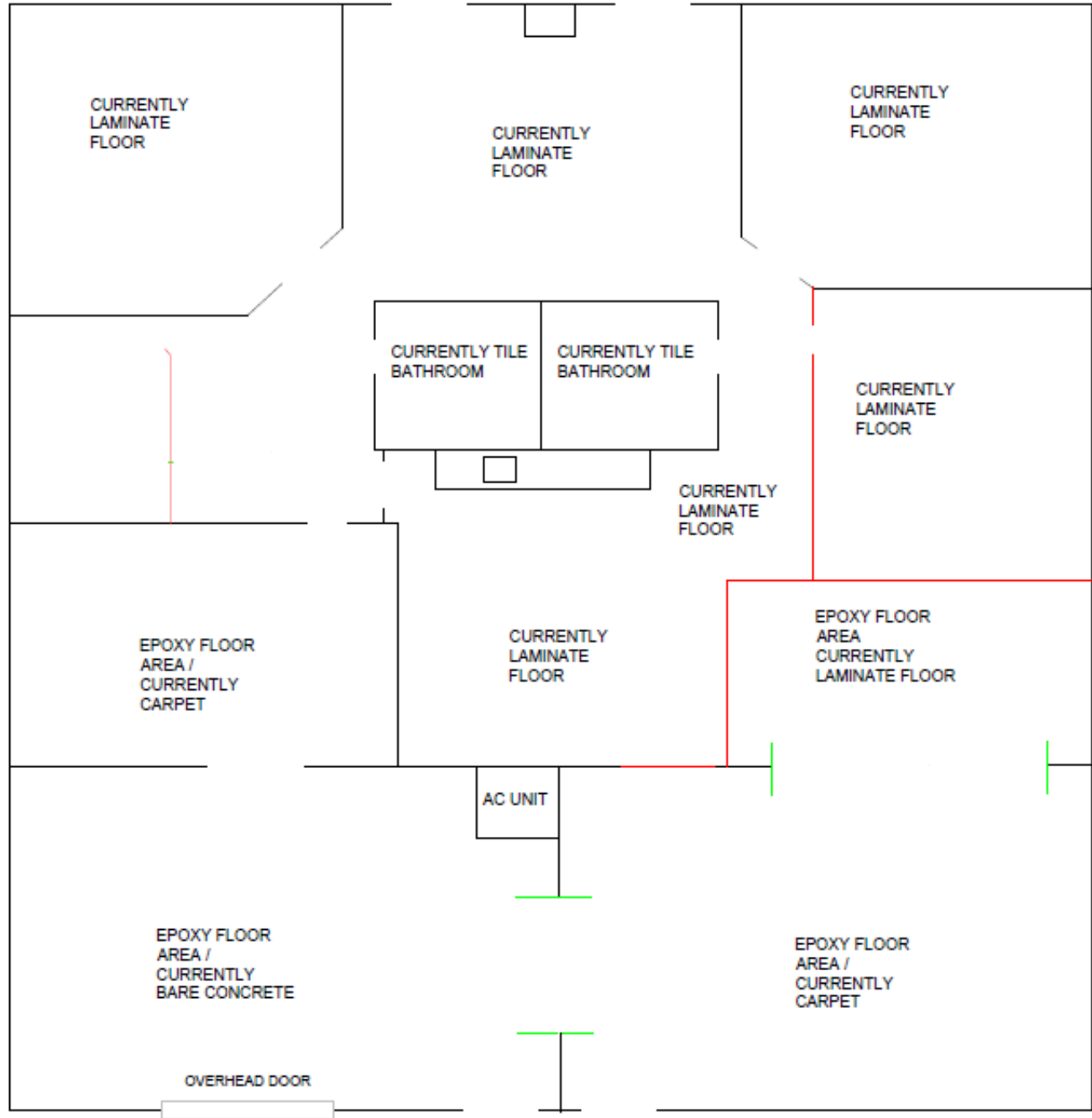


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Floor Plan

Wall Locations Estimated and to be Verified by Tenant



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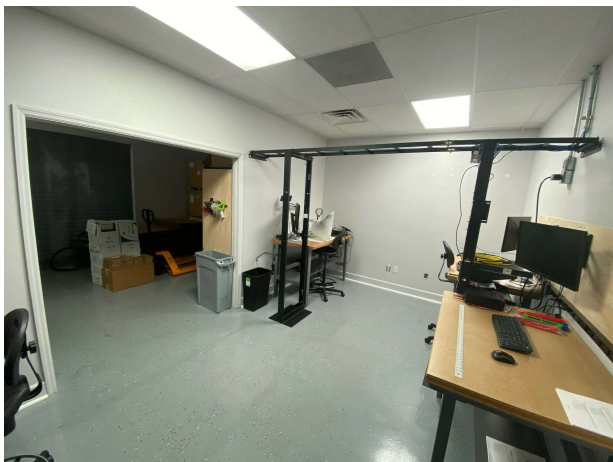
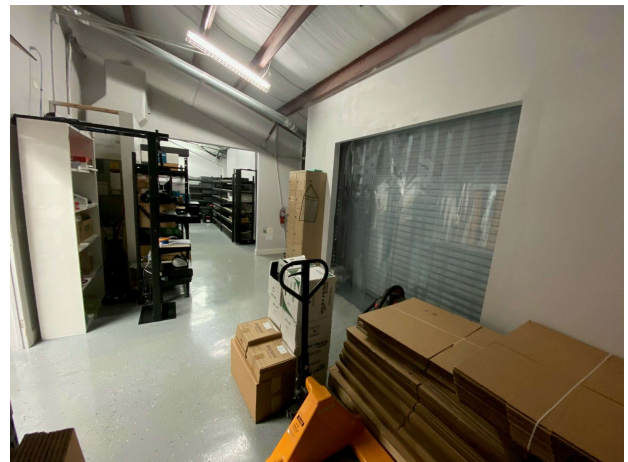
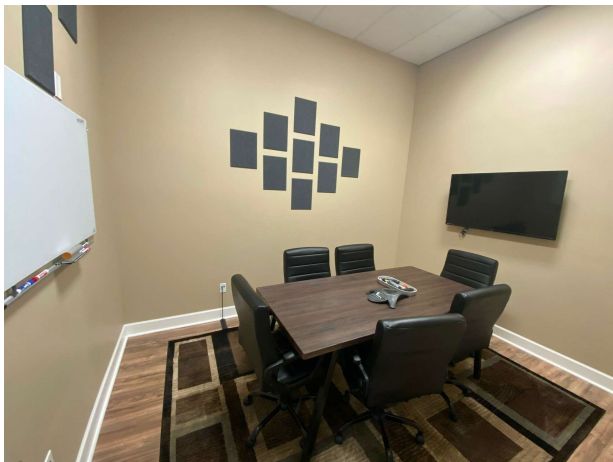


SIOR
Individual Members
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Suite 106-107 Photos



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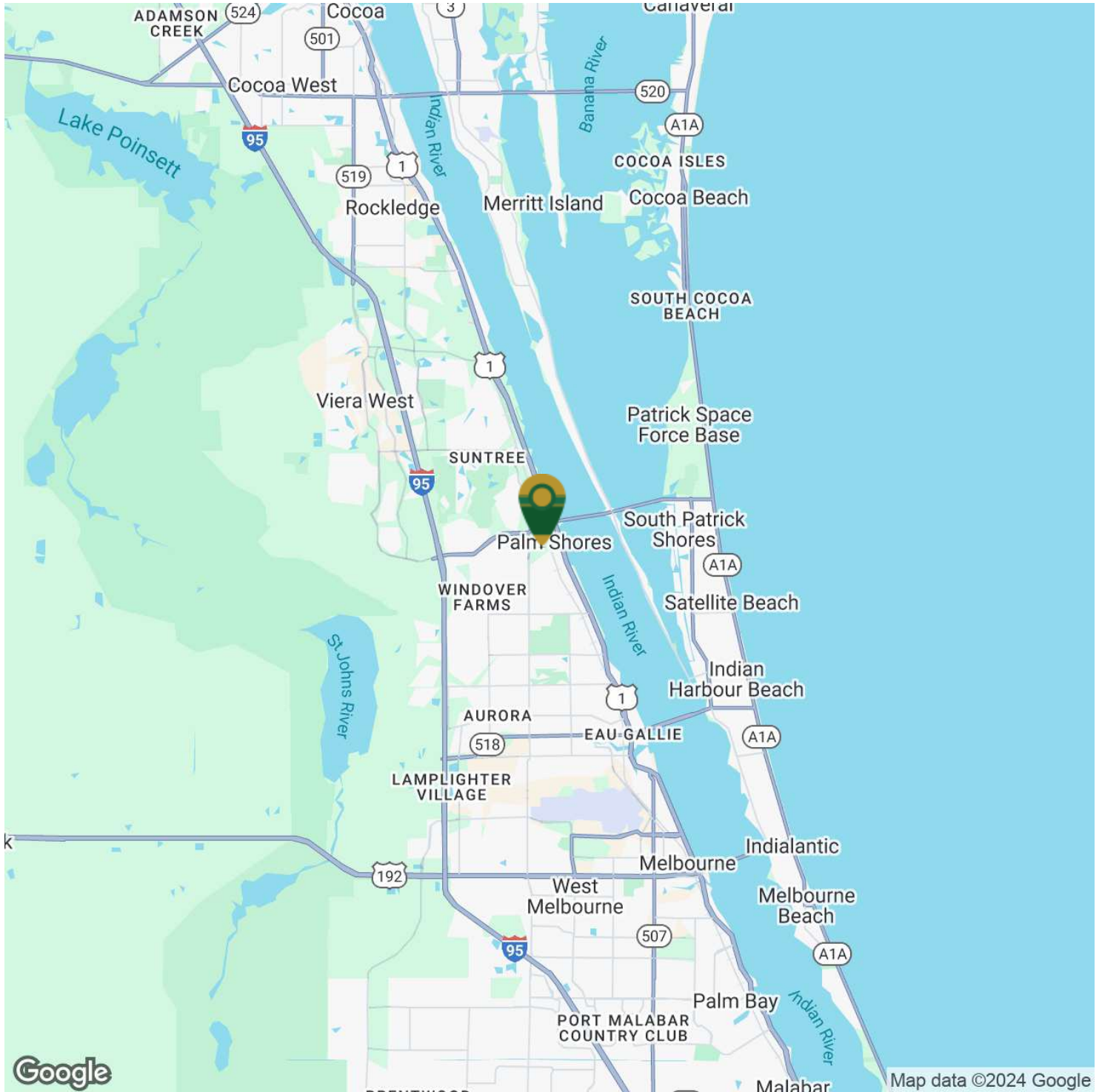


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Location Map



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