

6945 Sonny Dale Drive

West Melbourne, FL 32904

For Lease / Near Melbourne International Airport / Renovated 2025



OFFERING SUMMARY

Available SF: 1,500 - 7,500 SF

Lease Rate: \$12.50 SF/yr (NNN)

Acreage: 0.69 Acres

Facility SF: 9,600 SF

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

PROPERTY OVERVIEW

Unit B: 1,500 SF+/- (25' x 60'), 3 OHD's +/- 10' W x 12' H
Unit C: 1,500 SF+/- (25' x 60'), 3 OHD's +/- 10' W x 12' H
Unit DEF: 4,500 SF+/- (75' x 60'), 330 SF Office, 6 OHD's +/- 16' W x 12' H
Clear Height Ranges 14' – 17' 8" +/-
Fenced/Paved Concrete Parking or Storage Behind Building
City Water/Sewer, FPL Electric, Piped Underground Natural Gas on Sonny Dale
Recent Upgrades: New Roof, Exterior Paint, Fence & More!
Est. \$4.00 PSF OPEX (Includes Water/Sewer & Dumpster)

LOCATION OVERVIEW

Just off of Nasa Boulevard which is the direct connector from Interstate 95 to the Melbourne International Airport. Easy access to Wickham Road, Ellis Road and US1. Nearby employers include Northrop Grumman, L3Harris, Embraer, DRS. Local amenities include restaurants, daycare, healthcare, and schools. Call today for details!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
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mike@ullianrealty.com

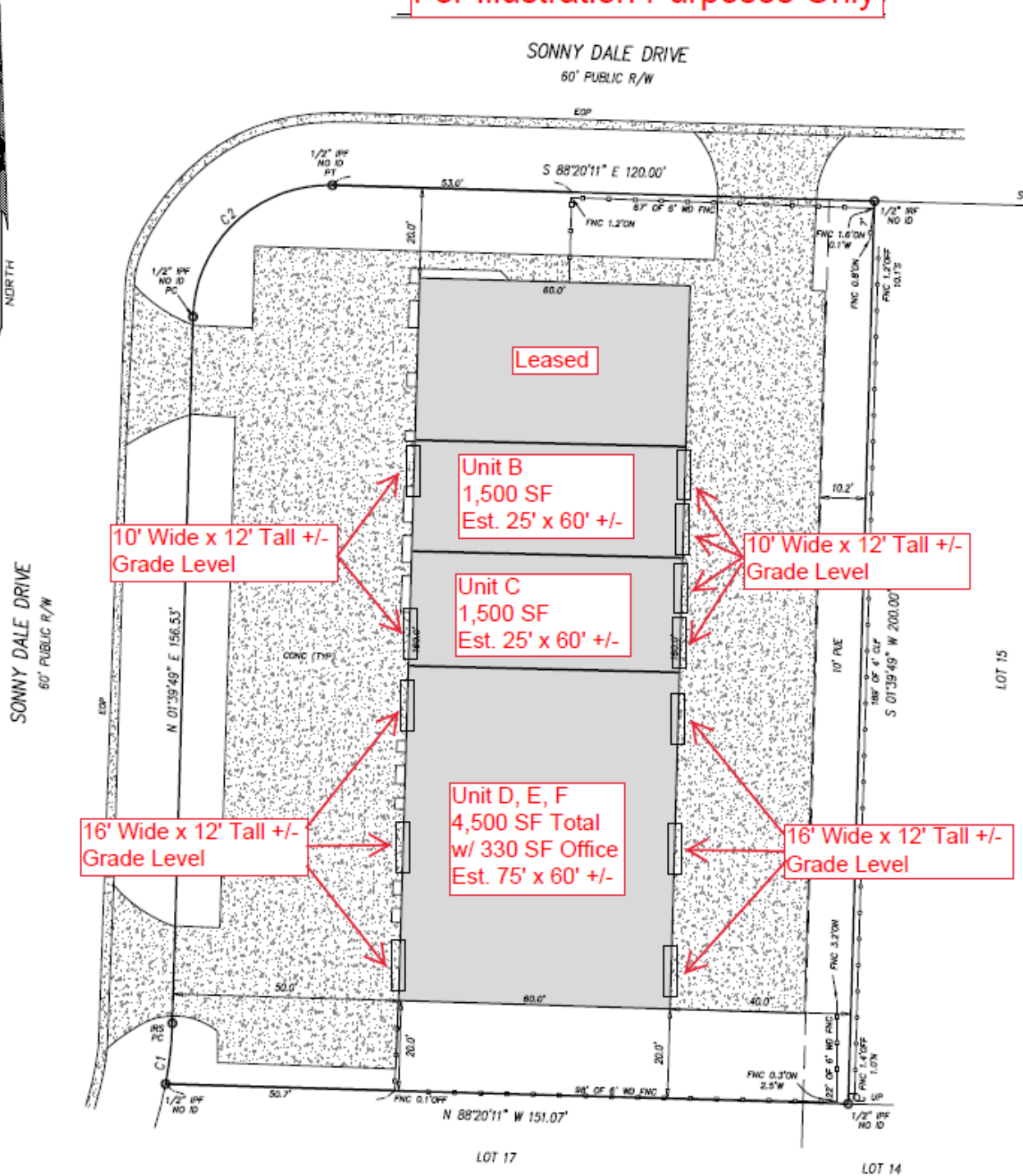
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For Illustration Purposes Only



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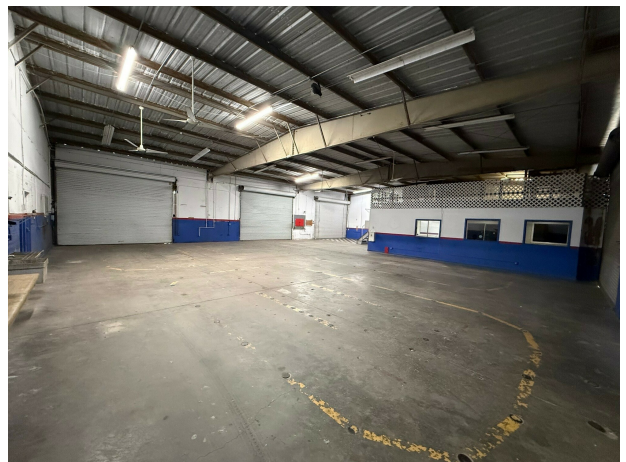
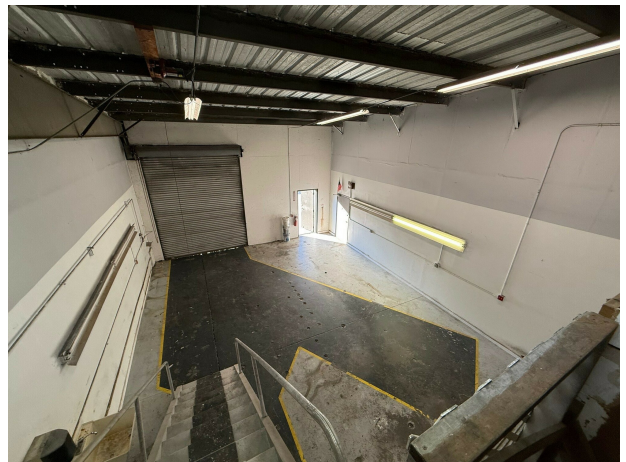


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Interior Photos of Units B, C & DEF



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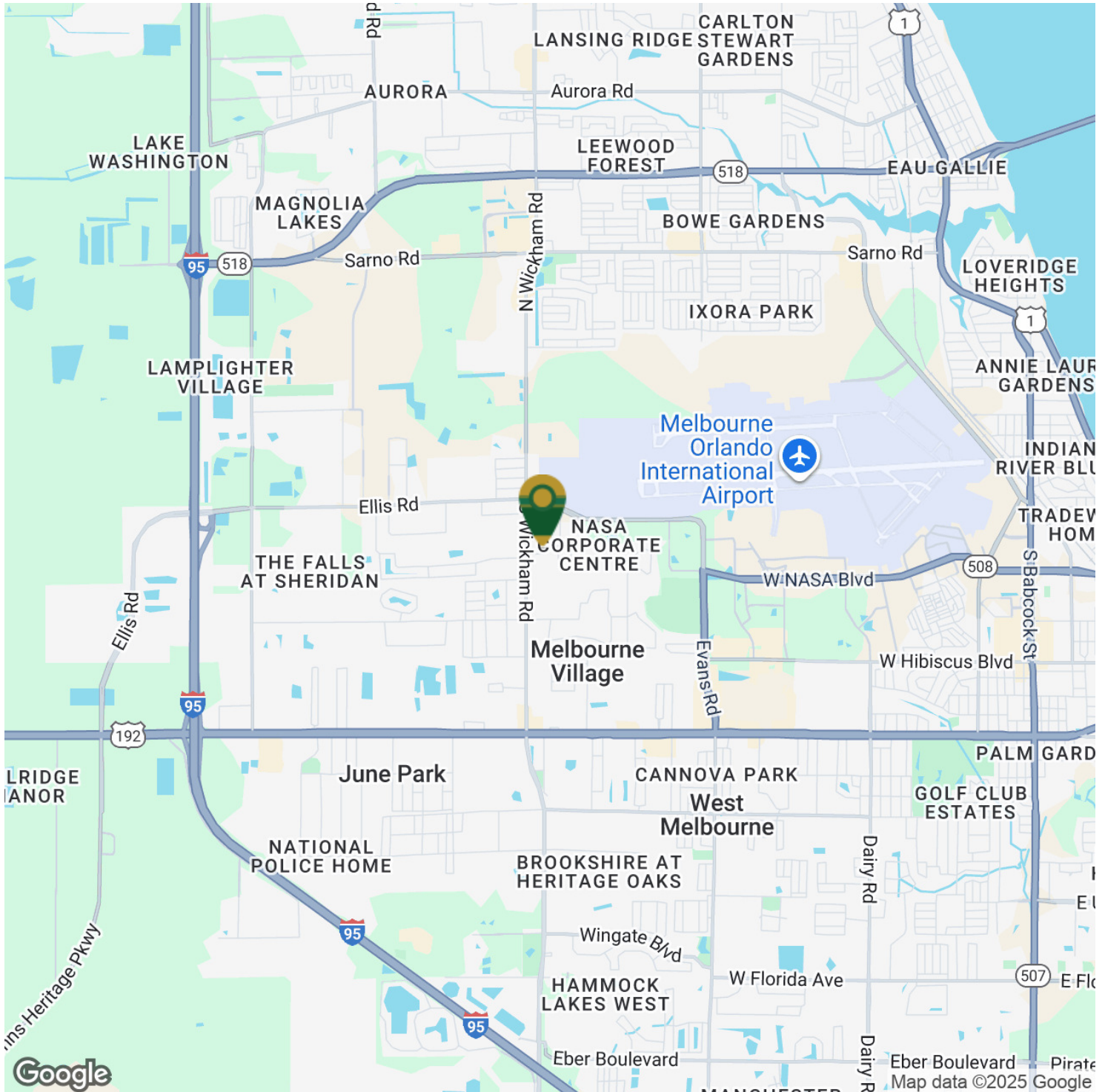
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The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

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Location Map



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