



## 7731 Industrial Rd

7731 Industrial Rd, Melbourne, FL 32904



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# 7731 Industrial Rd

\$18.00 /SF/YR

This property offers a versatile industrial setting featuring garage bays with drive-through access, updated infrastructure, and secure fenced grounds. Originally constructed in 1976 and recently renovated, the facility includes improvements such as new garage doors, modernized electrical systems, upgraded HVAC units, and refreshed finishes to accommodate operational needs. Each building includes a dedicated restroom, and the clear ceiling height...

- Flexible leasing options with a dedicated 900-square-foot garage space and private restroom.
- Negotiable yard area and additional square footage based on tenant requirements.
- Drive-through capability and secure gated access for operational efficiency.
- Close proximity to I-95 and Melbourne Orlando International Airport for seamless connectivity.
- Recently improved features including new AC units, updated electrical systems, and modern finishes.
- Zoned for industrial uses, making it suitable for service-based, storage, or specialty trade functions.



Rental Rate: \$18.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 8,256 SF

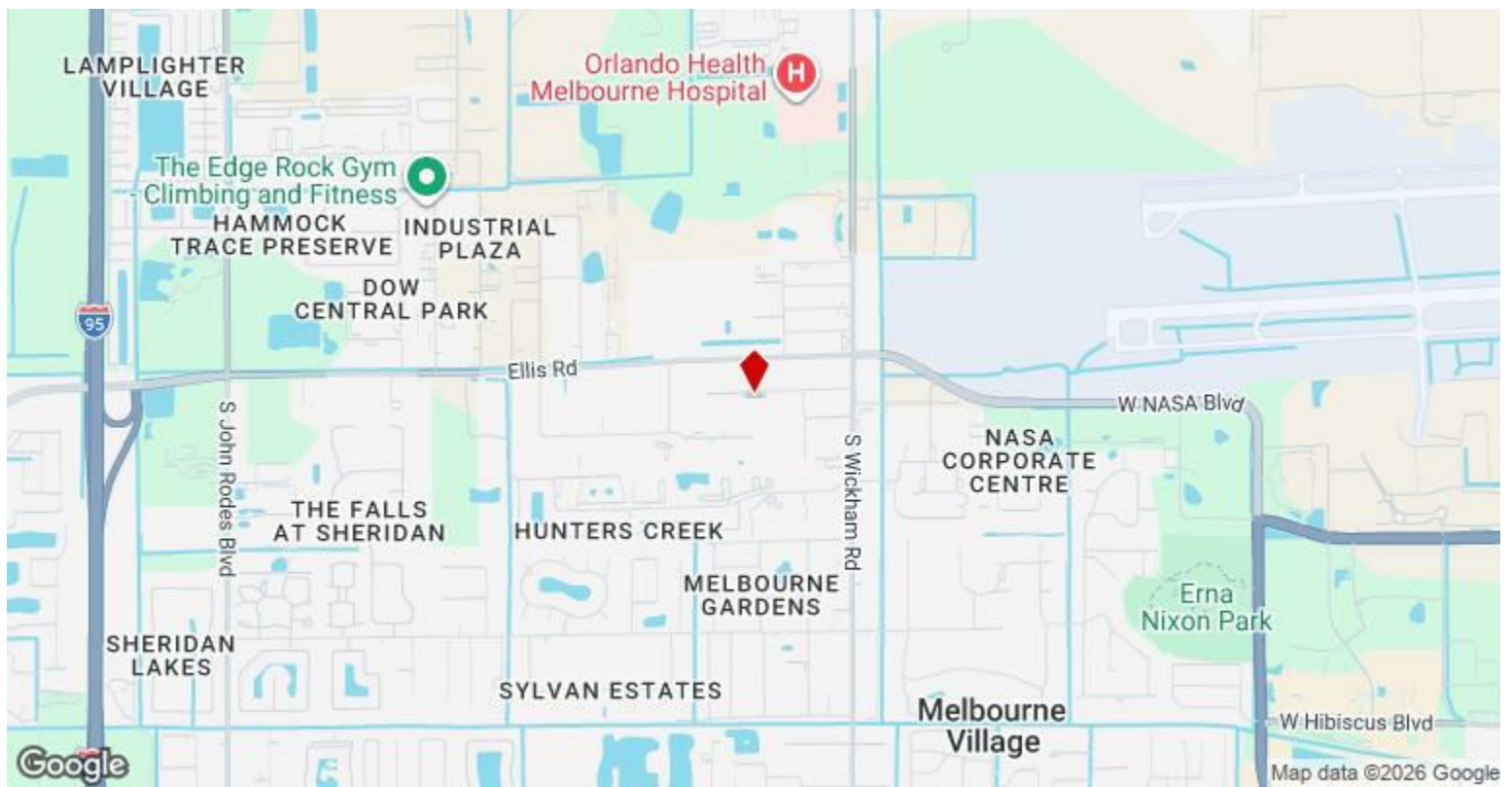
Year Built: 1976

Rental Rate Mo: \$1.50 /SF/MO

## 1st Floor

Space Available	900 SF
Rental Rate	\$18.00 /SF/YR
Date Available	June 12, 2026
Service Type	Triple Net (NNN)
Office Size	115 SF
Space Type	Relet
Space Use	Industrial
Lease Term	2 Years

This adaptable industrial property offers a flexible leasing option ideal for businesses seeking functional space with easy accessibility. The premises include garage-style bays supported by 10-foot clear ceiling heights, a private restroom, and drive-through capabilities for efficient operations. The site provides opportunities to lease a 900-square-foot space, which includes a dedicated garage, foyer, and a restroom. Additional yard space and extra square footage can be negotiated based on operational needs. The location benefits from its position off Ellis Road, offering immediate connectivity to I-95 and major distribution arteries serving Brevard County. Tenants also gain proximity to Melbourne Orlando International Airport, making regional and national logistics more accessible. The property is fully fenced and gated, providing heightened security. Its recent upgrades, including new garage doors, electrical enhancements, and refreshed interiors, ensure a move-in-ready environment for light industrial, repair, or service-related users.



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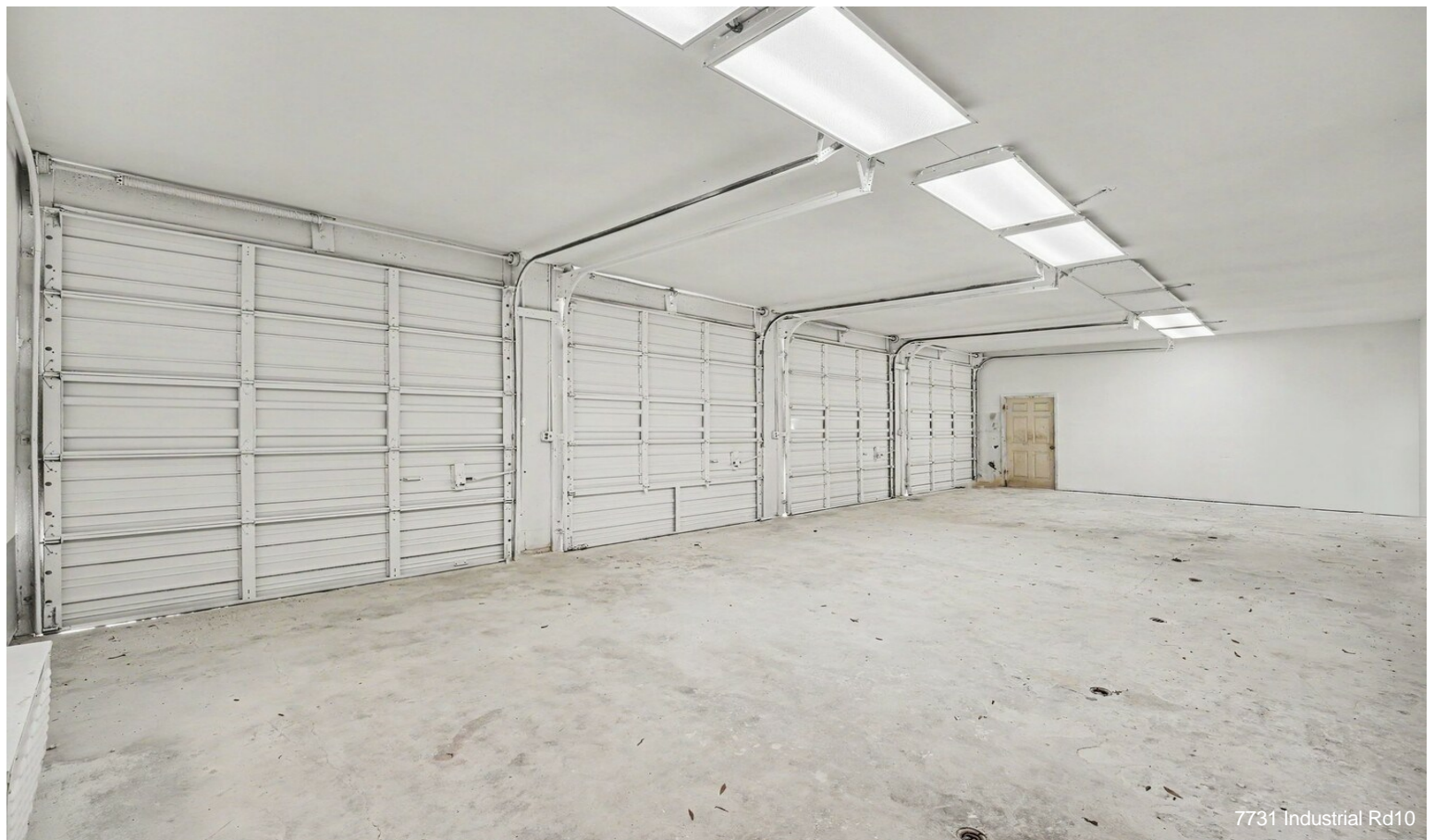
This property offers a versatile industrial setting featuring garage bays with drive-through access, updated infrastructure, and secure fenced grounds. Originally constructed in 1976 and recently renovated, the facility includes improvements such as new garage doors, modernized electrical systems, upgraded HVAC units, and refreshed finishes to accommodate operational needs. Each building includes a dedicated restroom, and the clear ceiling height of 10 feet supports light manufacturing, automotive work, service trades, and storage uses.

The available 900-square-foot section is configured with a garage, foyer, and restroom—offering an efficient environment for smaller-scale operations. Additional yard space and extra square footage may be negotiated to suit tenant or operator requirements. Located just off Ellis Road, the property enjoys convenient access to key transportation routes including I-95, and is situated only minutes from Melbourne Orlando International Airport. Its combination of adaptable layouts, quality upgrades, and secure access makes it an attractive choice for businesses seeking functionality, flexible space configurations, and strong regional connectivity.

# Property Photos



7731 Industrial Rd6



7731 Industrial Rd10

# Property Photos



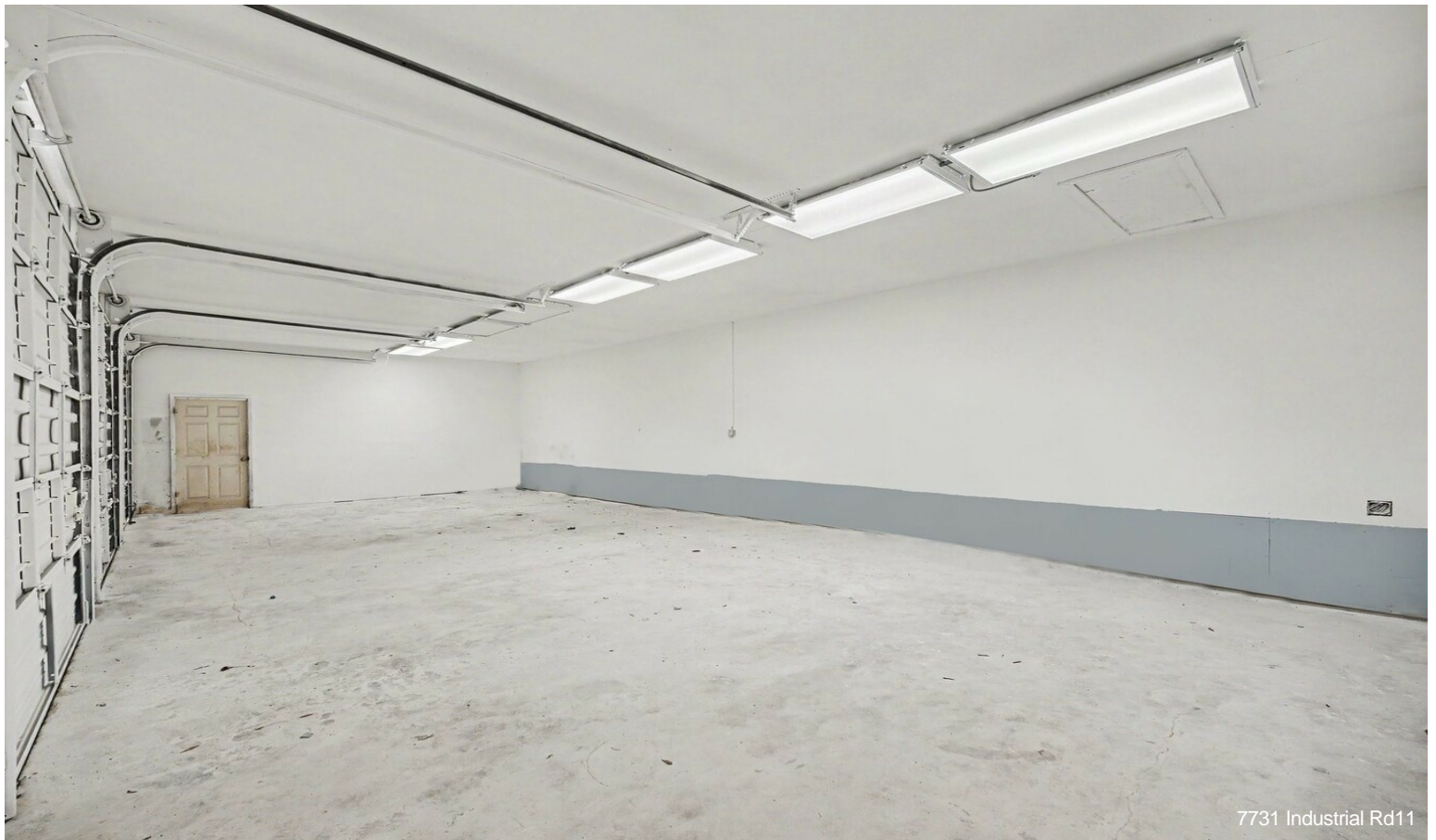
# Property Photos



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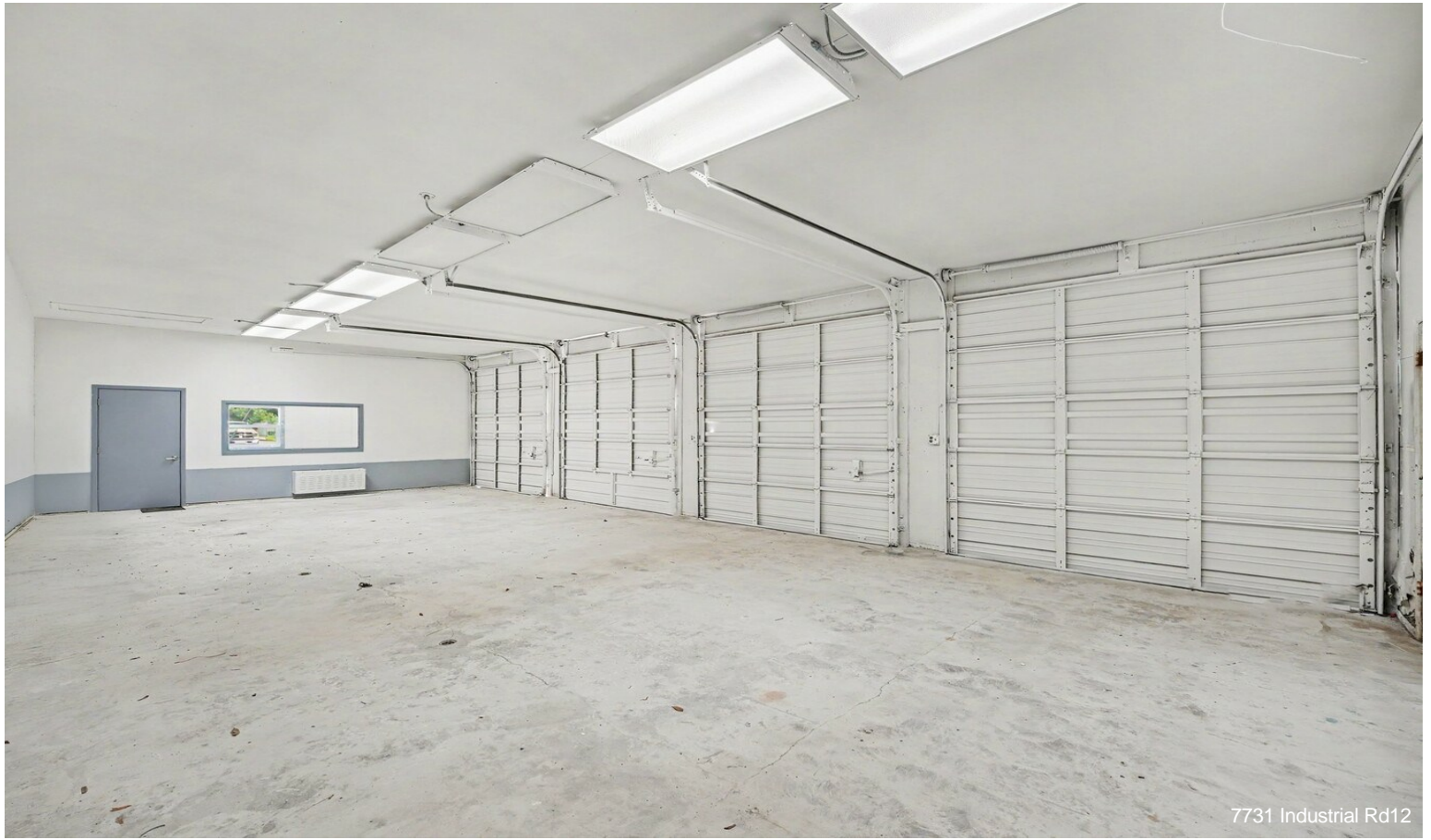


7731 Industrial Rd9

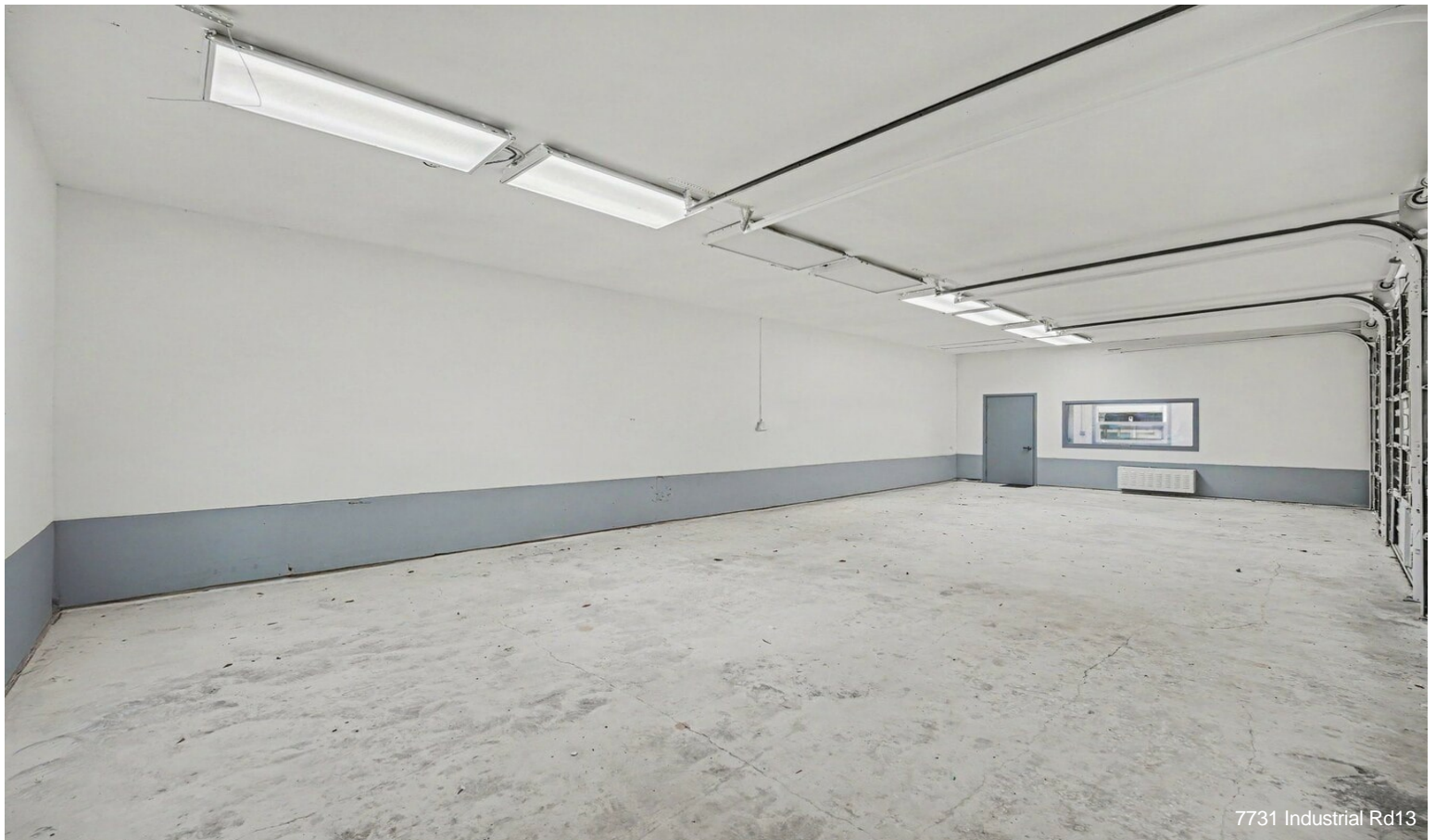


7731 Industrial Rd11

# Property Photos



7731 Industrial Rd12

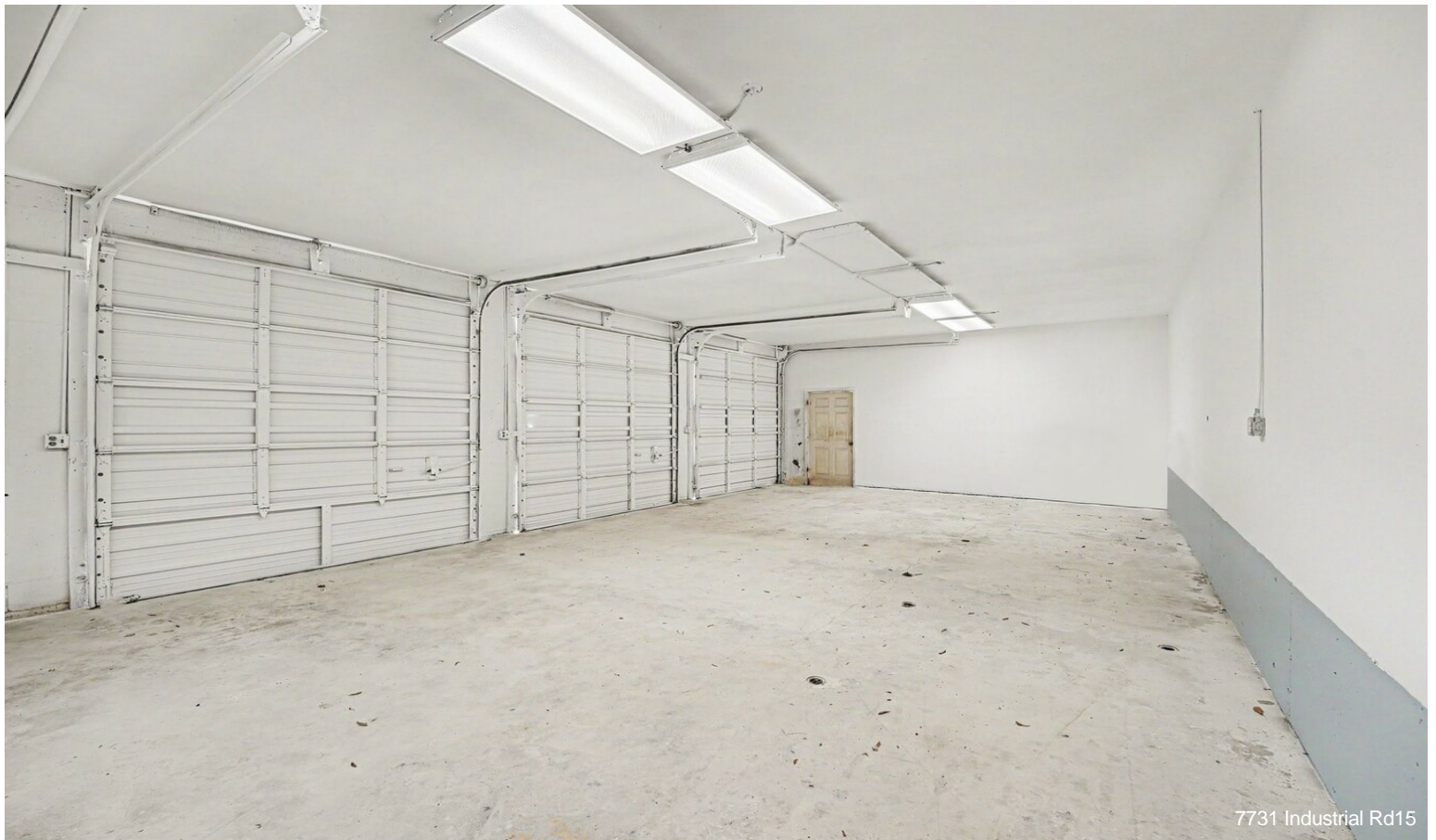


7731 Industrial Rd13

# Property Photos



7731 Industrial Rd14



7731 Industrial Rd15

# Property Photos



7731 Industrial Rd16



7731 Industrial Rd17

# Property Photos



7731 Industrial Rd18



Available Leased Area

# Property Photos

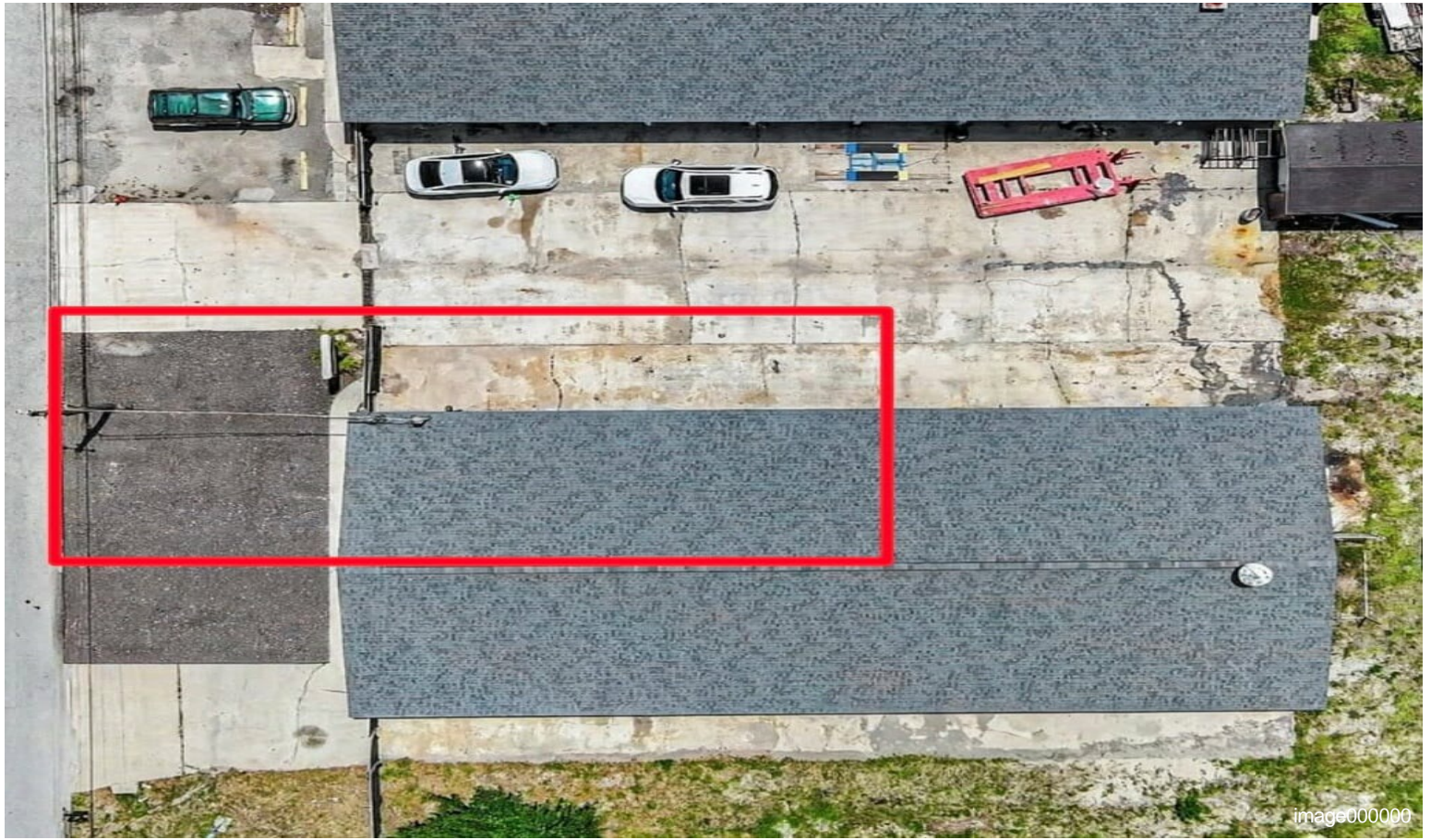


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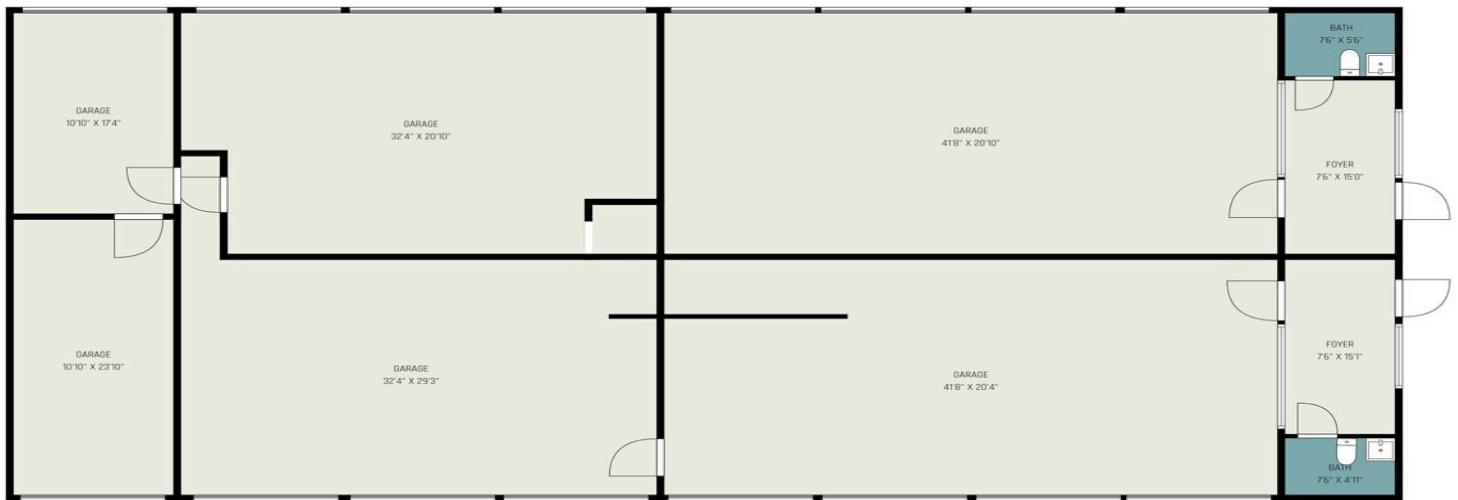


- Lease Area
- Additional Lease Space Available

**TOTAL: 330 sq. ft**  
**1st floor: 330 sq. ft**  
**EXCLUDED AREAS: GARAGE: 3464 sq. ft, WALLS: 251 sq. ft**

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# Property Photos



# Property Photos



# Property Photos



7731 Industrial Rd25



7731 Industrial Rd27