



SPACE FOR LEASE | 11,575 SQFT
399 East Drive Melbourne, Florida



HIGHLIGHTS

- **Stand alone Industrial Flex Space**
- **Warehouse | Ample Power | 20' Clear**
- **Prime Location | Minutes from I-95**

FOR INFO

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COMMERCIAL REAL ESTATE SERVICES

SUMMARY

The industrial team at Lightle Beckner Robison, inc is excited to present space for lease at 399 East Drive located off of Ellis Road and East Drive just minutes from Interstate 95 and Melbourne International Airport in Melbourne, Florida. The property offers a stand alone 11,575 square feet of prime office, assembly, and warehouse space with one 12'x12' overhead door, 10 private offices and open floor space, large conference room, open warehouse space with 20' clear height, and ample parking. Previously occupied by OneMonroe Aerospace, this facility offers a great move in ready opportunity on Florida’s talented Space Coast near big name users like Northrop Grumman, L3Harris, Satcom Direct, and more. Contact us today to learn more about this rare opportunity.

PROPERTY OVERVIEW

TOTAL SF	11,575 SF	PARKING	31
OFFICE SF	5,000	CONSTRUCTION	Concrete
SITE SIZE	1.16± acres	POWER	3 Phase Power
ZONING	LI	ASKING PRICE	\$14.00/Sf/Yr
OH DOOR	(1) 12'	CAM FEE	\$2.50/Sf/Yr

PROPERTY PHOTOS



LOCATION OVERVIEW



KEY DISTANCES

- 1 Mile from I-95
- 1.5 Miles from Melbourne Airport
- 28 Miles to Port Canaveral
- 50 Miles to Orlando Airport

