

# Technology Center

7600 Technology Drive, West Melbourne, FL 32904

**11,250 sf or 22,500 sf Dock High Warehouse**



## OFFERING SUMMARY

<b>Available SF:</b>	11,250 - 22,500 SF
<b>Lease Rate:</b>	\$9.00 SF/yr (NNN)
<b>Acreage:</b>	11.0 Acres
<b>Year Built:</b>	2019
<b>Facility SF:</b>	22,500 SF
<b>Zoning:</b>	Light Industrial

## PROPERTY OVERVIEW

Currently under construction is a 22,500 sf warehouse property set for completion by year end 2019. The building is 100 ft deep and 225 ft wide with a clear eave height of 20 ft. The building is concrete block up to 10 feet and then metal the remaining height with an insulated metal roof. The property will feature dock high loading doors with easy access for 53' tractor trailer loading. Grade level loading with a ramp is a possible upgrade. The space is configured to be split in half or the full building can be used by one tenant. The building is 100% fire sprinklered. The interior configuration can be customized to meet a tenant's needs.

## LOCATION OVERVIEW

Technology Drive is a loop off of Ellis Road between Wickham Road and John Rodes Blvd. The I-95 & Ellis Road interchange is currently under construction and scheduled to be completed in spring 2021. This interchange will provide more direct access from Interstate 95 and to the Melbourne International Airport.

## PROPERTY HIGHLIGHTS

- 20 ft clear eave height - Dock high loading
- Fully fire sprinklered - 3 phase power
- Customized tenant build out
- Occupancy January 2020



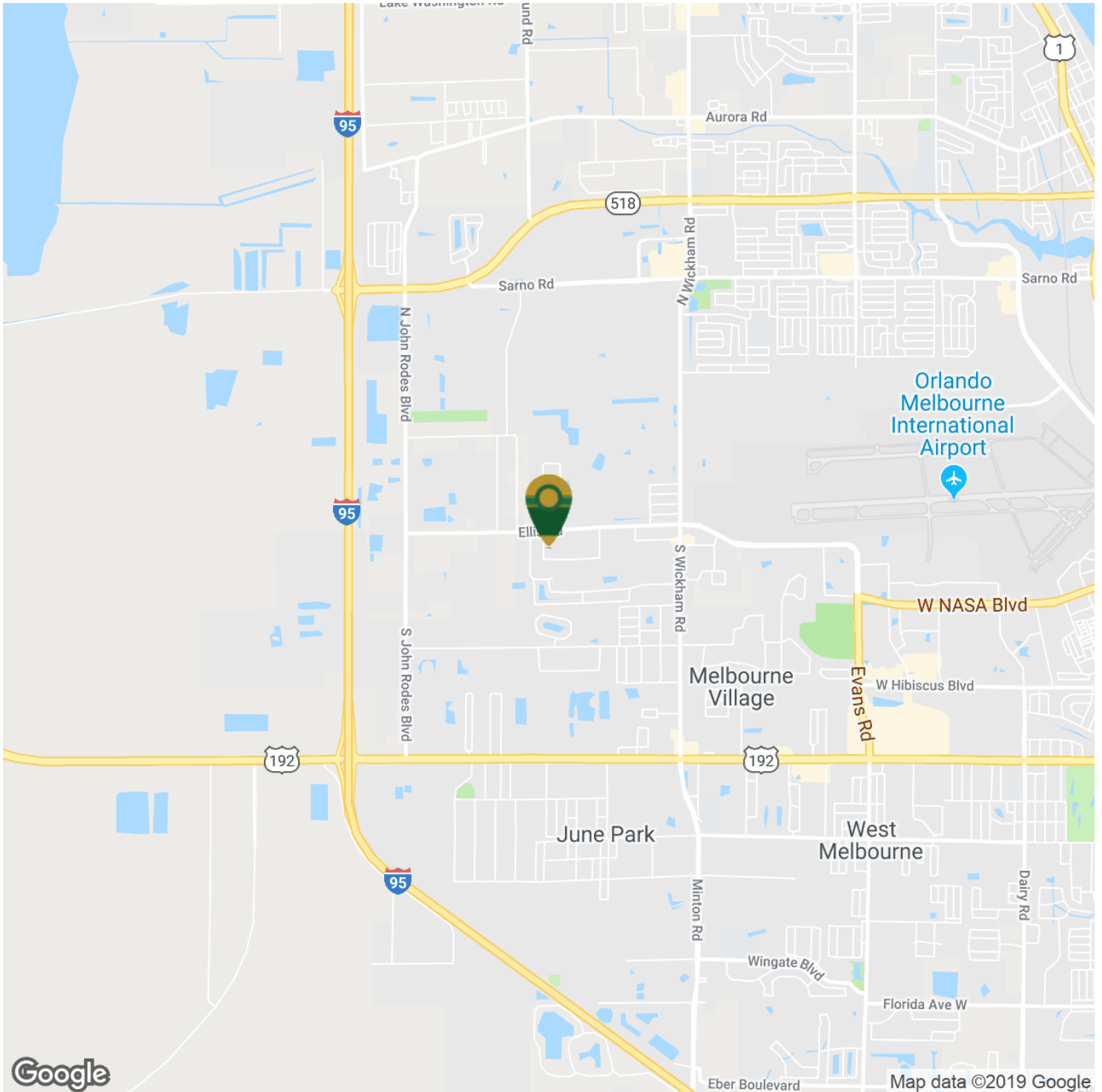
### Adam Rathbun, CCIM

Licensed Real Estate Broker  
 Cell: 321.266.9200  
 adam@ullianrealty.com

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## Location Maps



Google

Map data ©2019 Google



Individual Members  
Michael S. Ullian  
Adam Rathbun

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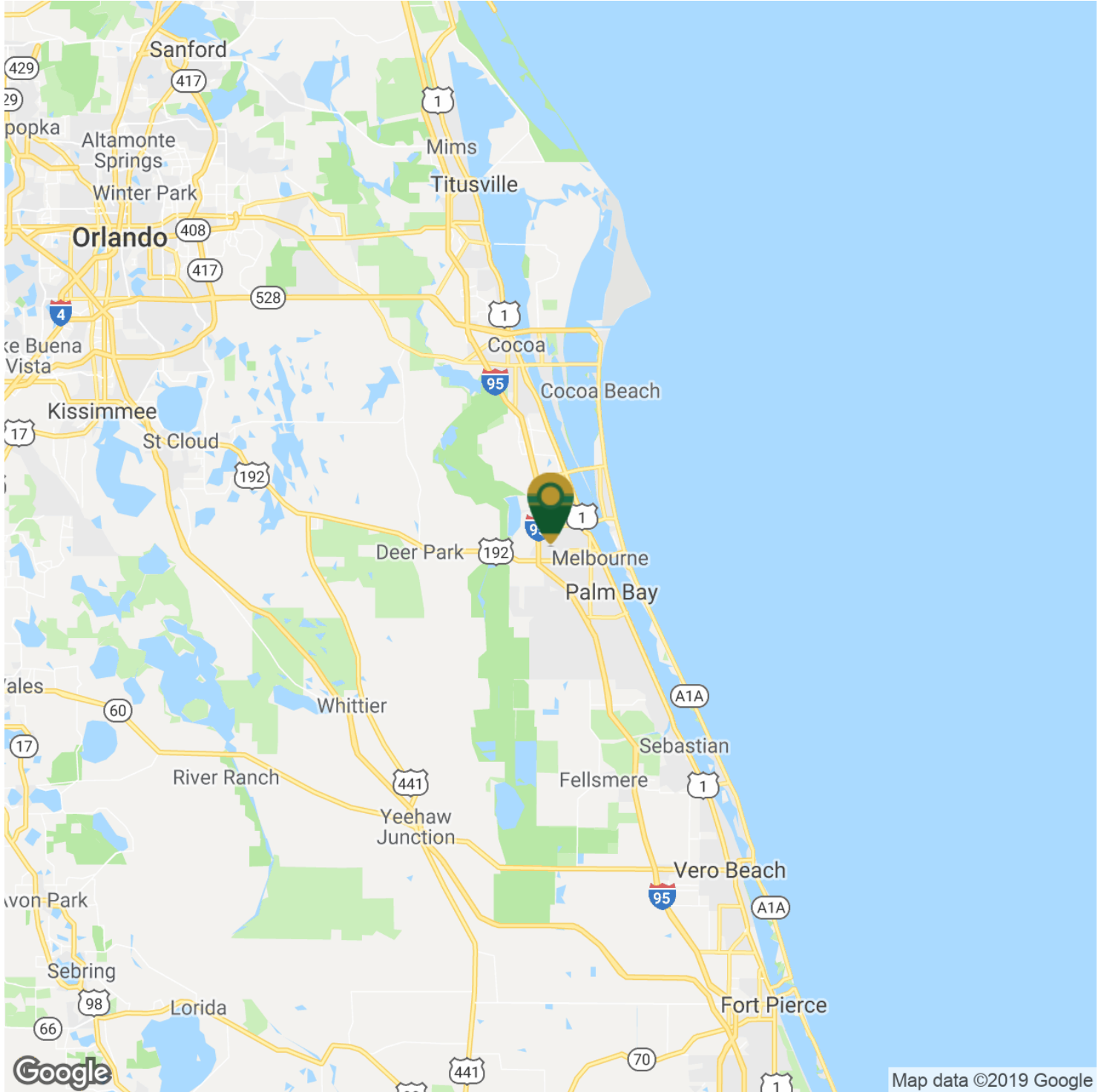
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New I-95 & Ellis Road Interchange



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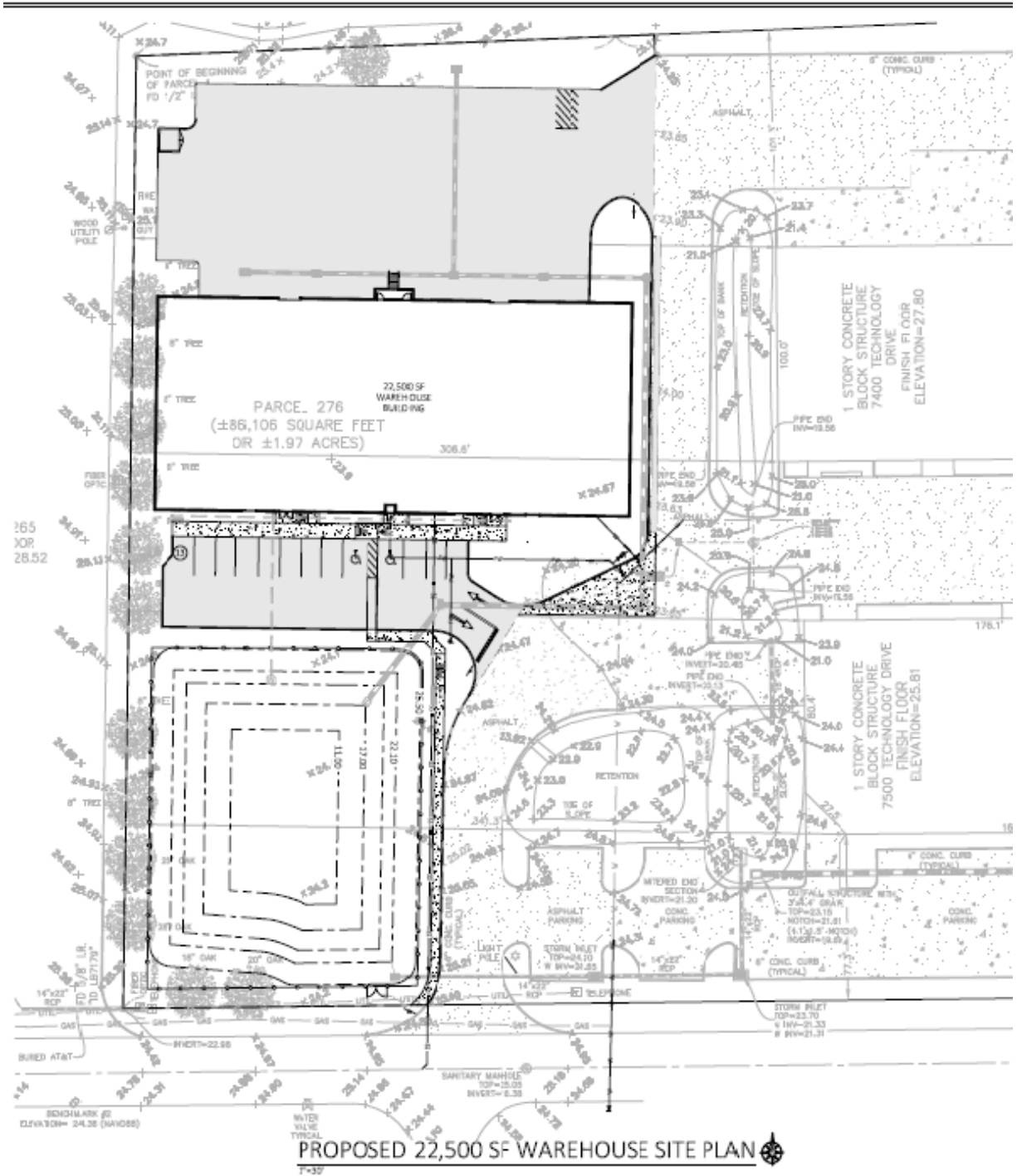
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## Site Plan



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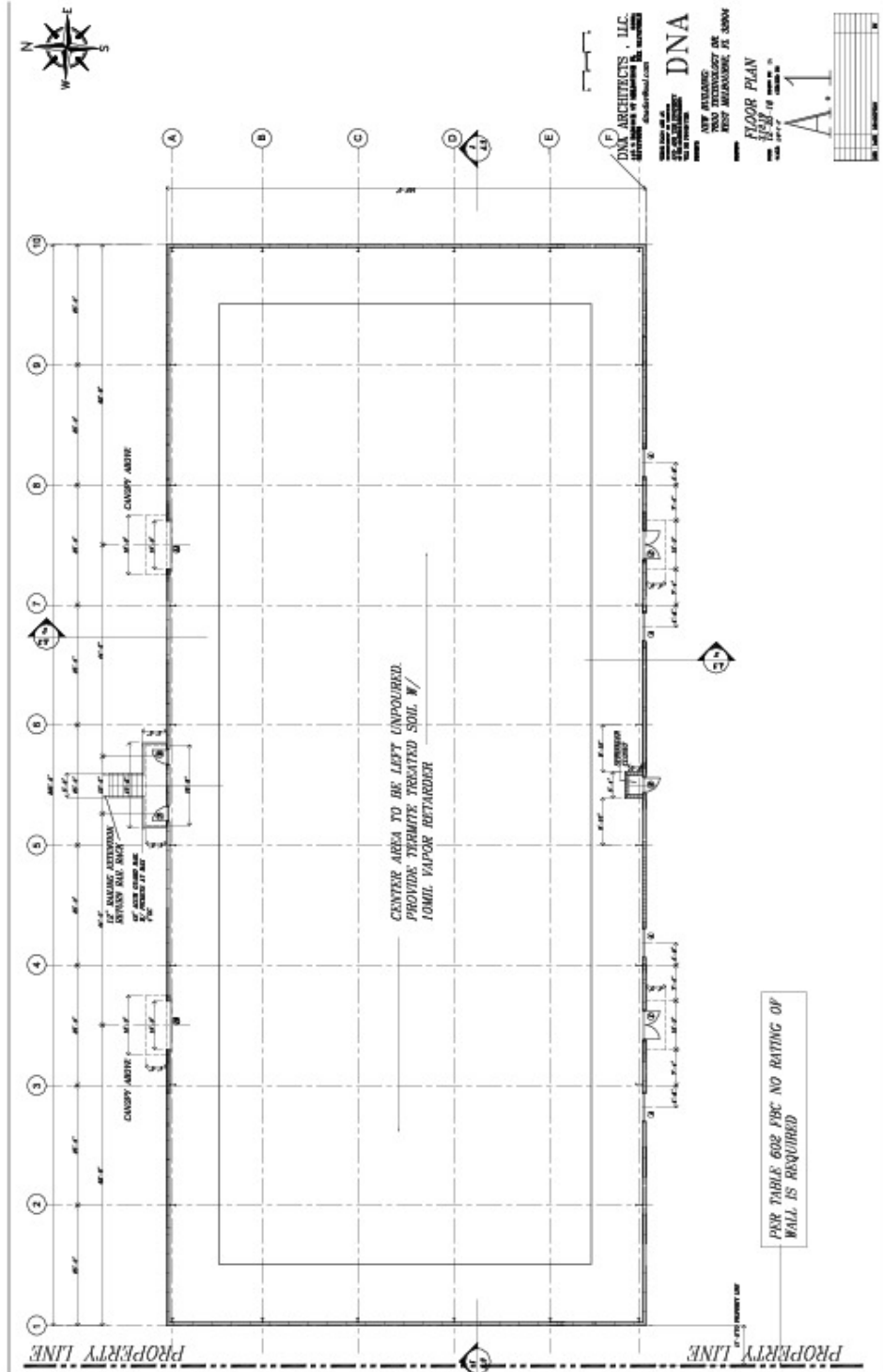
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## Floor Plans



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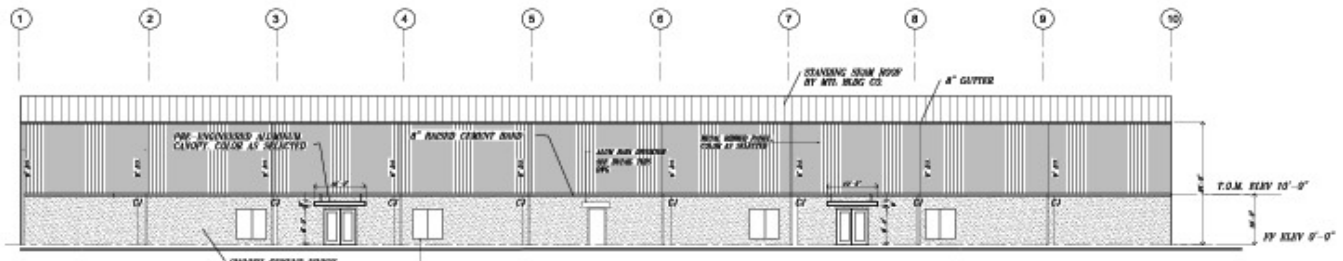
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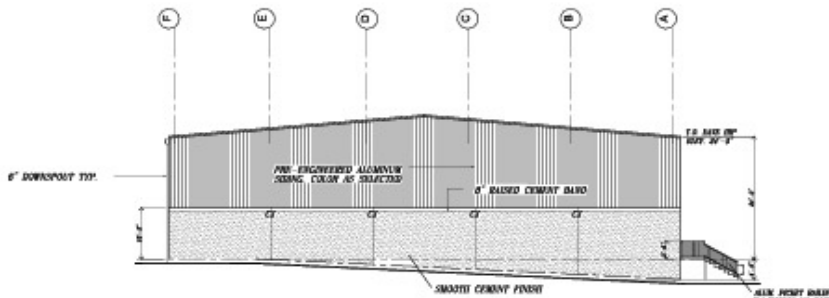
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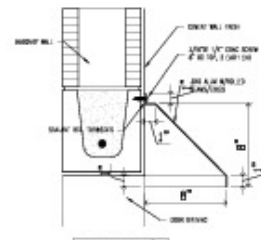
## Front Elevation



**SOUTH ELEVATION**



**EAST ELEVATION**



**A RAIN HOOD DETAIL**

**DNA ARCHITECTS, LLC.**  
 117 S. BROADWAY #1000  
 MELBOURNE, FL 32904  
 dnaarchitects.com

**DNA**

NEW BUILDING  
 7600 TECHNOLOGY DR  
 WEST MELBOURNE, FL 32904

**BUILDING ELEVATIONS**

DATE: 12/20/18 DRAWN BY: JH  
 SCALE: 1/8" = 1'-0" CHECKED BY:

**A.2**

NO.	DATE	REVISION

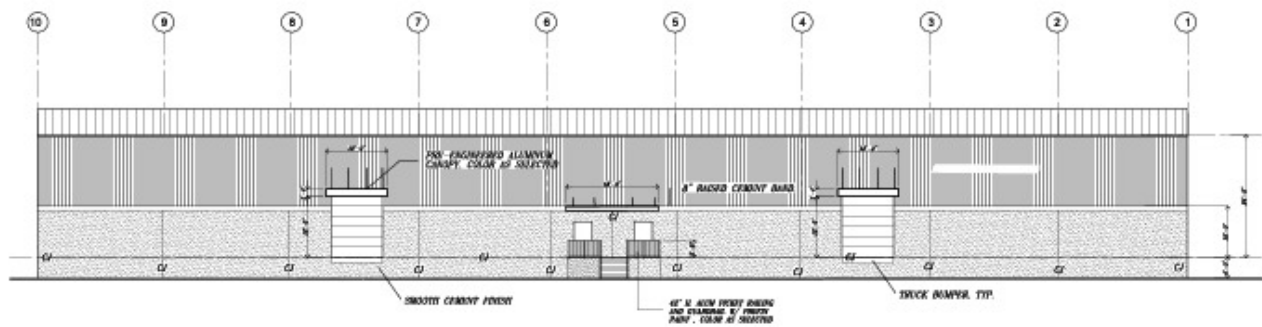


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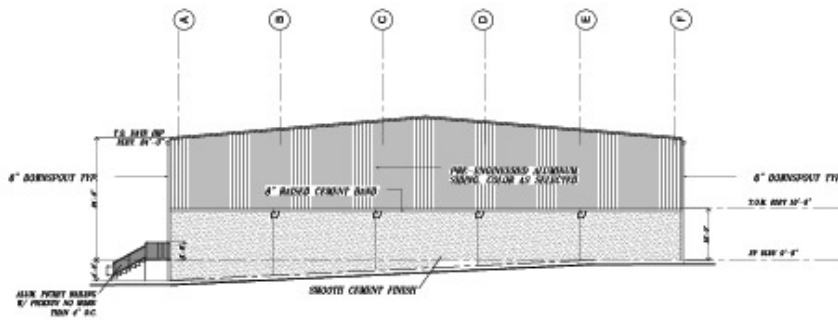
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## Rear Elevation



NORTH ELEVATION



WEST ELEVATION

DNA ARCHITECTS, LLC  
 401 S. BOULDER ST. MELBOURNE, FL 32904  
 321.266.9200  
 dnaarchitects.com

**DNA**

NEW BUILDING  
 7600 TECHNOLOGY DR.  
 WEST MELBOURNE, FL 32904

**BUILDING ELEVATIONS**  
 11.2.19  
 12.20.19  
 12.20.19

**A.2.1**

NO.	DATE	DESCRIPTION



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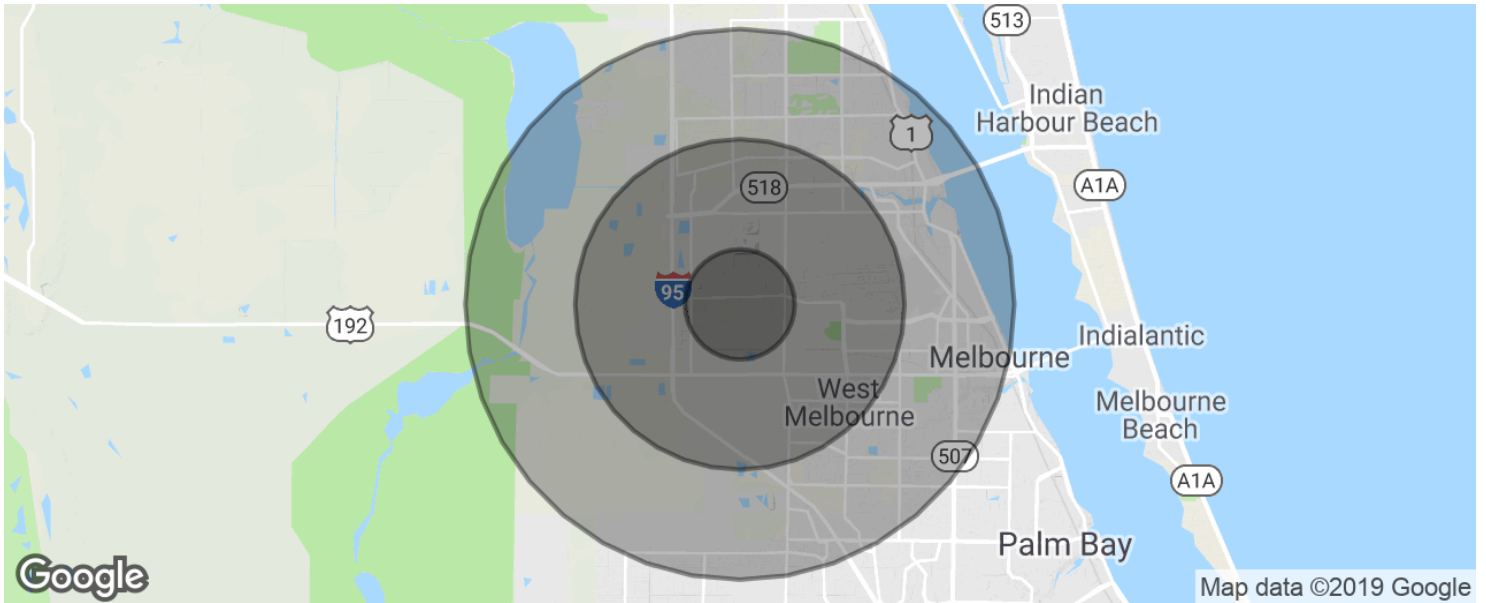
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,936	32,725	98,387
Median age	51.1	46.5	43.3
Median age (Male)	48.7	44.3	41.2
Median age (Female)	52.1	48.1	45.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,698	13,810	40,840
# of persons per HH	2.3	2.4	2.4
Average HH income	\$56,508	\$55,734	\$57,175
Average house value	\$57,218	\$153,081	\$192,373

\* Demographic data derived from 2010 US Census



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