

# Small Bay Warehouse In Heart Of Melbourne

700 Atlantis Road, Melbourne, FL 32904

**Centrally Located / Multiple Unit Sizes Available / Under New Management!**



## OFFERING SUMMARY

**Available SF:** 800 - 1,325 SF

**Lease Rate:** \$14.50 SF/yr (NNN)

**Acreage:** 2.05 Acres

**Facility SF:** 31,250 SF

**Zoning:** City of Melbourne Light Industrial (M-1)

## PROPERTY OVERVIEW

Small Bay Warehouse Units Ranging from 800 SF – 1,325 SF  
 Each Unit has HVAC Office + One Restroom  
 Warehouse Concrete Floor and est. 12' Clear Height  
 10' Wide x 12' Tall +/- Grade Level Doors  
 City Water/Sewer (Common), FPL Electric (Separately Metered)  
 AT&T Fiber on Atlantis Road  
 83 Common Concrete Parking Spaces  
 Est. \$4.00 PSF OPEX. Minimum 1-Year Lease

## LOCATION OVERVIEW

Strategically positioned just south of Nasa Boulevard which is the primary area connector between Interstate 95, Wickham Road, and US1. Nearby employers include the Melbourne International Airport, Northrop Grumman, L3Harris and Extant Aerospace to name a few. Lots of schools, restaurants, and childcare nearby. Make this the future home for your business today!

**Zach Ullian, SIOR**

Broker Associate

Cell: 321.750.3439

[zach@ullianrealty.com](mailto:zach@ullianrealty.com)

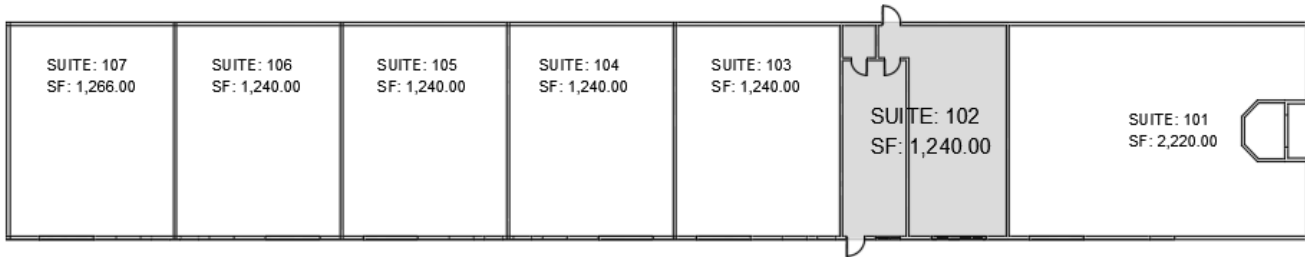


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 Individual Members  
 Michael S. Ullian  
 Zachary M. Ullian

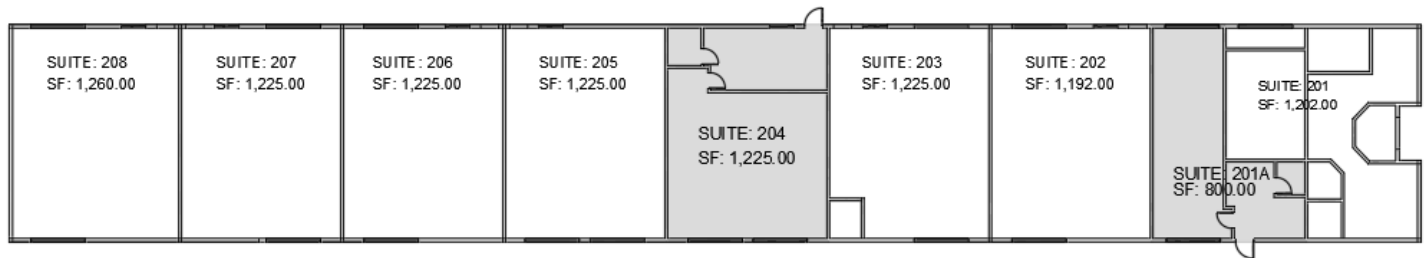
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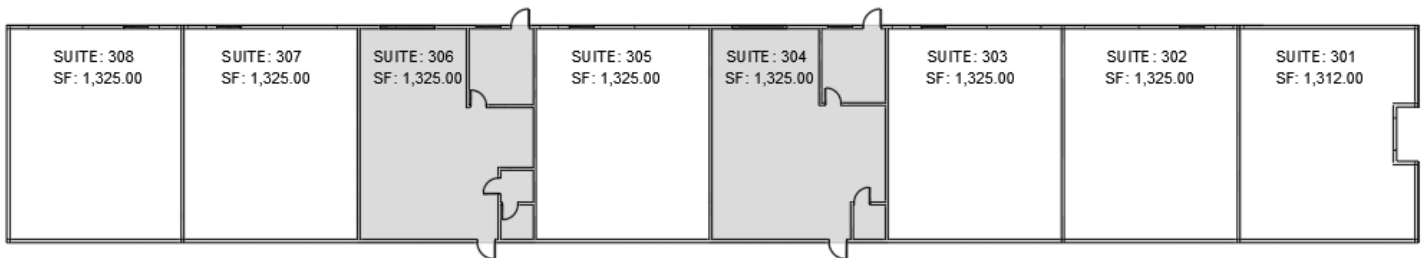
## BUILDING 1



## BUILDING 2



## BUILDING 3



Building	Suite	Size (SF)	Lease Rate	Clear Height Warehouse	Roll-Up Door	Restroom	Office
Building 1	102	1,240 SF	\$14.50/SF/YR NNN	Approx. 12'	Yes	Yes	Air Conditioned
Building 2	201A	800 SF	\$14.50/SF/YR NNN	Approx. 12'	Yes	Yes	Air Conditioned
Building 2	201B	1,050 SF	\$14.50/SF/YR NNN	Apartment			
Building 2	204	1,225 SF	\$14.50/SF/YR NNN	Approx. 12'	Yes	Yes	Air Conditioned
Building 3	304	1,325 SF	\$14.50/SF/YR NNN	Approx. 12'	Yes	Yes	Air Conditioned
Building 3	306	1,325 SF	\$14.50/SF/YR NNN	Approx. 12'	Yes	Yes	Air Conditioned

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Individual Members  
Michael S. Ullian



**700 ATLANTIS RD**  
**SUITE 102**  
**MELBOURNE, FL 32904**



**1,240 SF**  
**TOTAL SPACE AVAILABLE**



**\$14.50 SF / YR**  
**NNN**



**WAREHOUSE / GARAGE**  
**1 ROLL-UP DOOR**



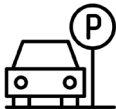
**12 FEET**  
**WAREHOUSE CLEAR HEIGHT**



**OFFICE**  
**FRONT OFFICE / RECEPTION AREA**



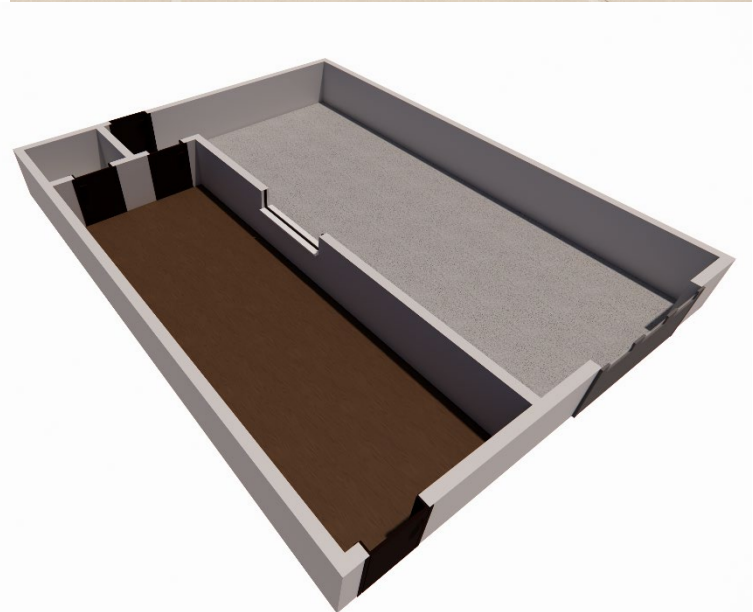
**BATHROOM**  
**PRIVATE RESTROOM**



**3**  
**PARKING SPACES**



**A/C OFFICE**  
**WINDOW A/C UNIT**



**Zach Ullian, SIOR**

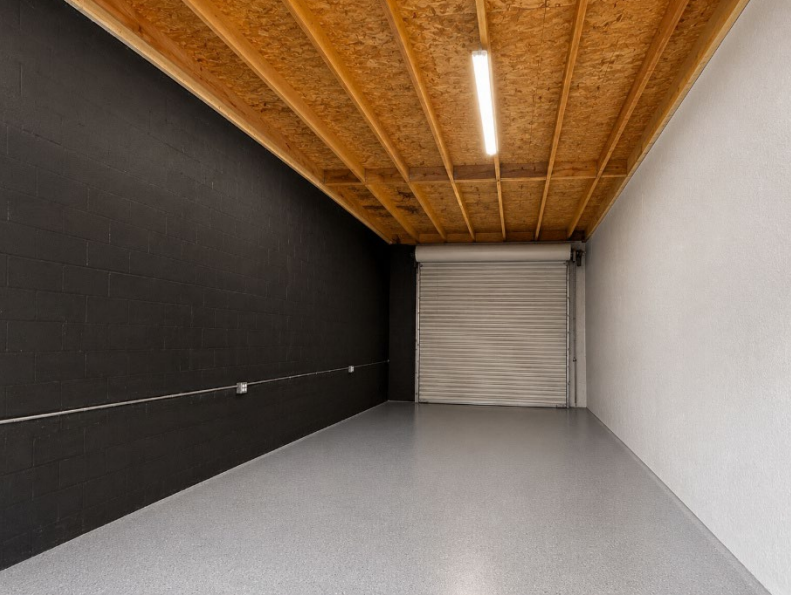
Broker Associate  
Cell: 321.750.3439  
[zach@ullianrealty.com](mailto:zach@ullianrealty.com)



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Individual Members  
Michael S. Ullian  
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The Ullian Realty Corporation 1801 Penn Street Melbourne, FL 32901 321.729.9900 [ullianrealty.com](http://ullianrealty.com)

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**700 ATLANTIS RD**  
**SUITE 201A**  
**MELBOURNE, FL 32904**



**800 SF**  
**TOTAL SPACE AVAILABLE**



**\$14.50 SF / YR**  
**NNN**



**WAREHOUSE / GARAGE**  
**1 ROLL-UP DOOR**



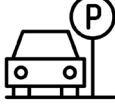
**12 FEET**  
**WAREHOUSE CLEAR HEIGHT**



**OFFICE**  
**FRONT OFFICE / RECEPTION AREA**



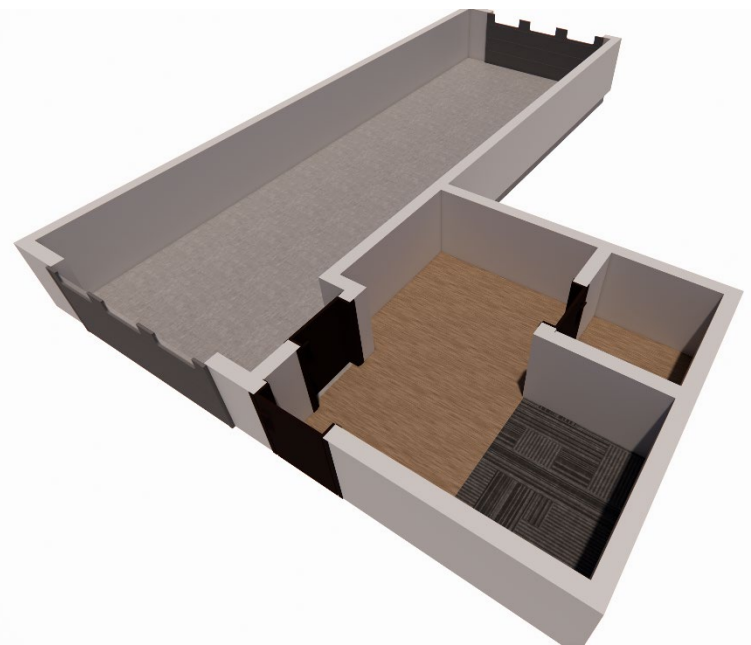
**BATHROOM**  
**PRIVATE RESTROOM**



**2**  
**PARKING SPACES**



**A/C OFFICE**  
**WINDOW A/C UNIT**



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**SUITE 201B**  
MELBOURNE, FL 32904



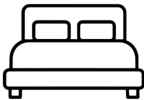
**1,050 SF**  
TOTAL SPACE AVAILABLE



**\$14.50 SF / YR**  
NNN



**KITCHEN**  
INCLUDES APPLIANCES AND PANTRY



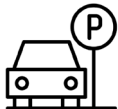
**BEDROOMS**  
2 BEDROOMS



**LIVING ROOM**  
OPEN LIVING AREA



**BATHROOM**  
FULL BATHROOM



**2**  
PARKING SPACES



**HVAC SYSTEM**  
CENTRAL A/C



**Zach Ullian, SIOR**

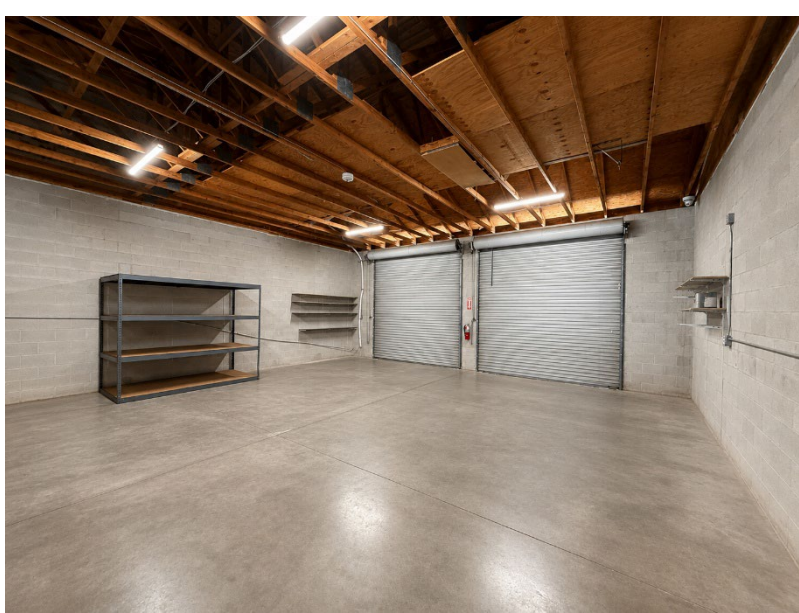
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**SUITE 204**  
**MELBOURNE, FL 32904**



**1,225 SF**  
**TOTAL SPACE**



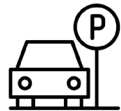
**\$14.50 SF / YR**  
**NNN**



**WAREHOUSE / GARAGE**  
**2 ROLL-UP DOORS**



**12 FEET**  
**WAREHOUSE CLEAR HEIGHT**



**4**  
**PARKING SPACES**



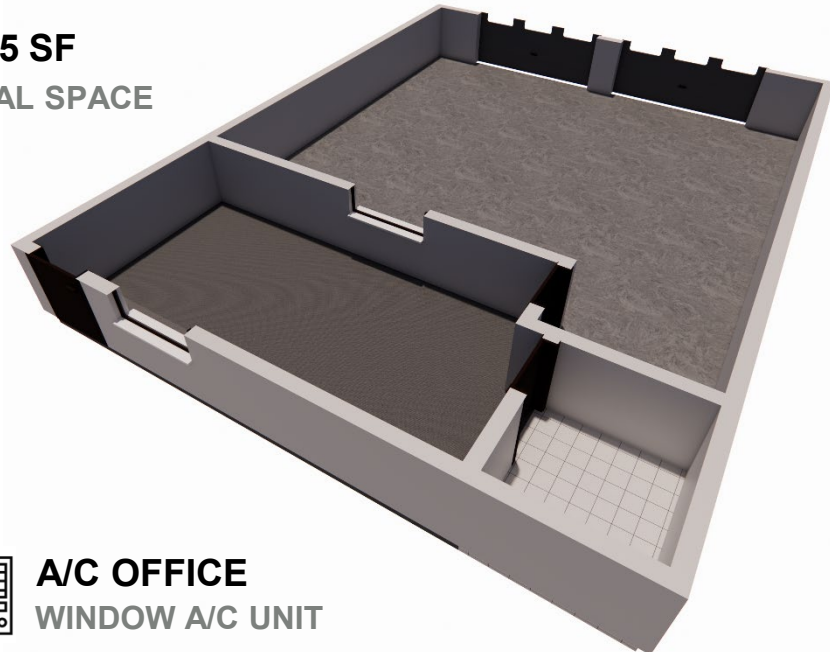
**A/C OFFICE**  
**WINDOW A/C UNIT**



**OFFICE**  
**OFFICE / RECEPTION AREA**



**BATHROOM**  
**PRIVATE RESTROOM**



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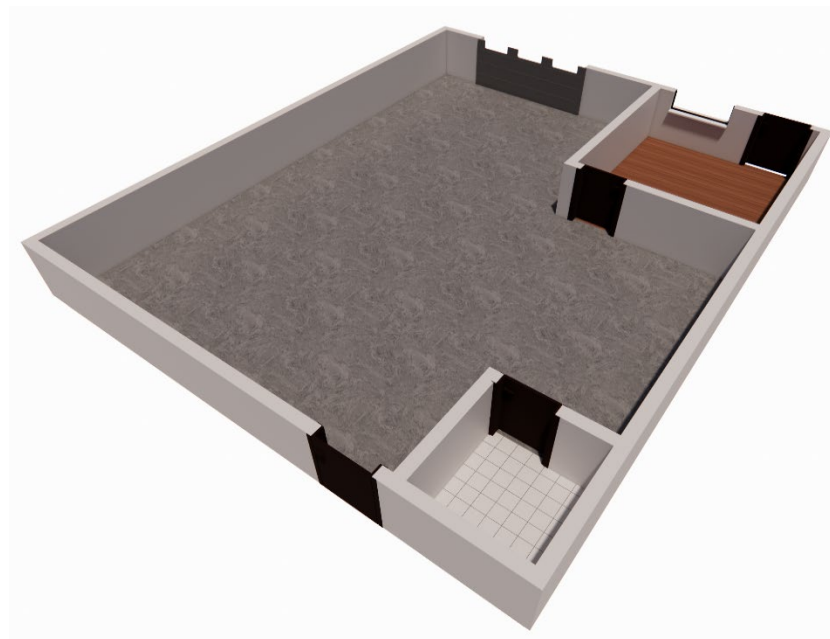
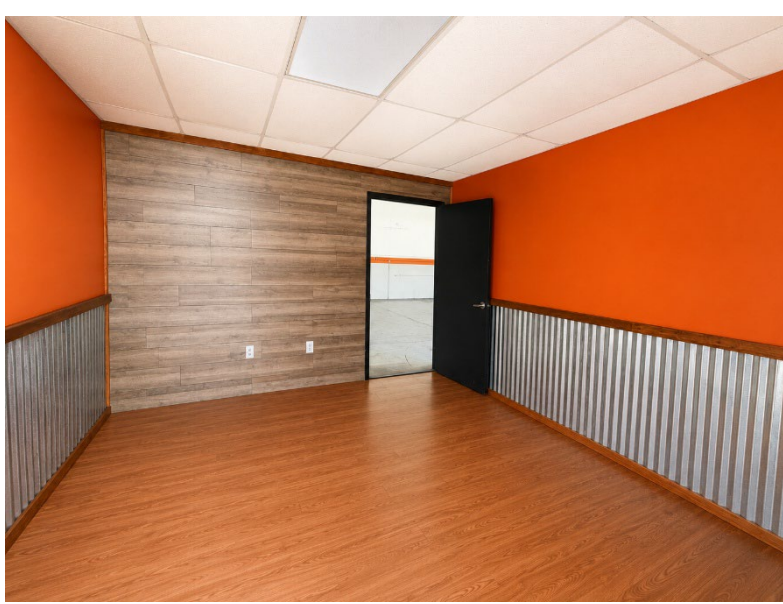
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**700 ATLANTIS RD  
SUITE 304  
MELBOURNE, FL 32904**



**1,325 SF  
TOTAL SPACE AVAILABLE**



**\$14.50 SF / YR  
NNN**



**WAREHOUSE / GARAGE  
1 ROLL-UP DOOR**



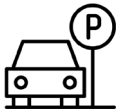
**12 FEET  
WAREHOUSE CLEAR HEIGHT**



**OFFICE  
FRONT OFFICE / RECEPTION AREA**



**BATHROOM  
PRIVATE RESTROOM**



**3  
PARKING SPACES**



**A/C OFFICE  
WINDOW A/C UNIT**

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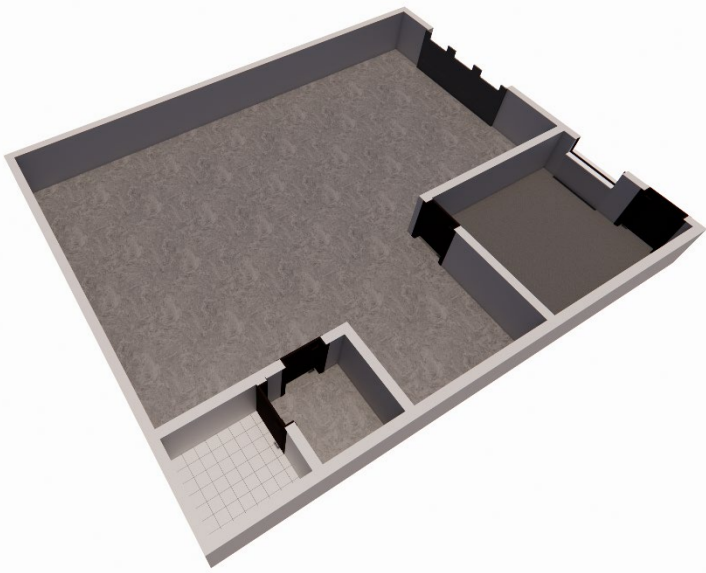
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**700 ATLANTIS RD  
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TOTAL SPACE AVAILABLE**



**\$14.50 SF / YR  
NNN**



**WAREHOUSE / GARAGE  
1 ROLL-UP DOOR**



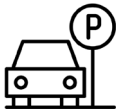
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WAREHOUSE CLEAR HEIGHT**



**OFFICE  
FRONT OFFICE / RECEPTION AREA**



**BATHROOM  
PRIVATE RESTROOM**



**2  
PARKING SPACES**



**A/C OFFICE  
WINDOW A/C UNIT**



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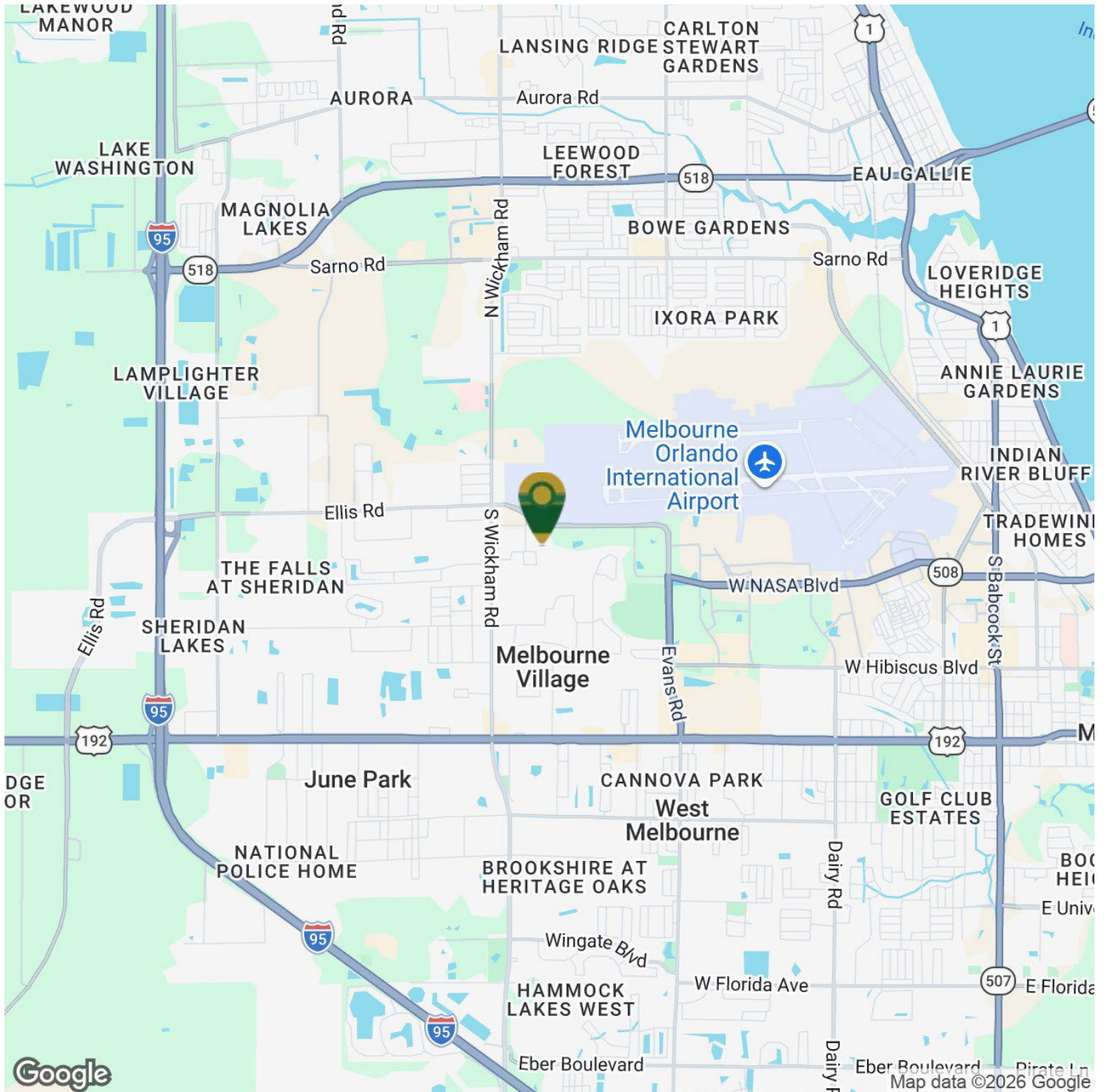
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## Location Map



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