

Industrial-Manufacturing 14,400+- Sq ft Building-Space Coast Melbourne Florida

**FOR LEASE**



**Dreyer & Associates Real Estate Group - Commercial Division**

**Melbourne, FL 32904**

**360 Stan Dr**



Contact:



**Michael Dreyer, CCIM, ALC**

321.773.1480

michael.e.dreyer@gmail.com

Dreyer & Associates  
1924 South Patrick Drive  
Indian Harbour Beach, FL 32937  
[www.dreyercommercial.com](http://www.dreyercommercial.com)

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## OFFERING SUMMARY

**Lease Price:** \$12 per sq. ft.

**Building Size:** 14,400 SF

**Year Built:** 1987

**Zoning** M-1 Industrial, City of Melbourne

**Utilities:** City of Melbourne Water and Septic

## LOCATION OVERVIEW

The property is centrally located on the North Side of Ellis Road in a high tech R & D Industrial area at 360 Stan Drive Melbourne Florida. The neighborhood boundaries include Eau Gallie Boulevard on the North, Ellis Road on the South (connecting to the new Ellis Road/I-95 interchange to the West) and Wickham Road to the East. Included within the neighborhood boundaries are the Cities of Melbourne and West Melbourne as well as unincorporated areas of Brevard County; all providing excellent access to the property. The John Rodes Boulevard, Ellis Road and Stan Drive corridors have historically attracted high quality office/engineering types of uses. The nearby Harris plant is an asset to the general neighborhood as it represents the largest non-governmental employer in Brevard County

## PROPERTY OVERVIEW

Multi Tenant 14,400 +- sq ft warehouse- manufacturing enamel steel metal frame building with enamel metal steel trust roof. The building was built in 1987 and sits on one acre with 24 parking spaces and two access driveways. New roof replaced in 2023.

The building is divided into six 2,400 sq ft bays (40x60. See attached floor plan layout. Each unit has one bathroom with one 10X10 ground level bay doors and an office space with AC. Note- Unit F current does not have an office. All other office spaces are approximately 250 - 500 sq ft depending on the unit.

**Ceiling Heights:** 12' to the eve

**Power:** 480 V 3 Phase

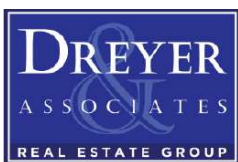
**Parking:** Currently each tenant is allotted 4 spaces per unit.

**Property Video:** <https://tinyurl.com/bdd2k8xe>

**Note:** Two units B and E which are 2,400 sq ft each are on a month on month basis.

**Note:** Building is for lease. Lease space being offered at \$12 per sq ft. Owner currently pays the following: Water for all tenants ( One Water Meter for entire building), landscaping, property taxes building insurance.

**Note:** All Brokers/agents/realtors must be compensated by their respective client

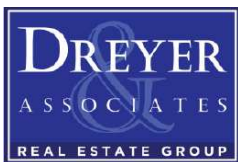
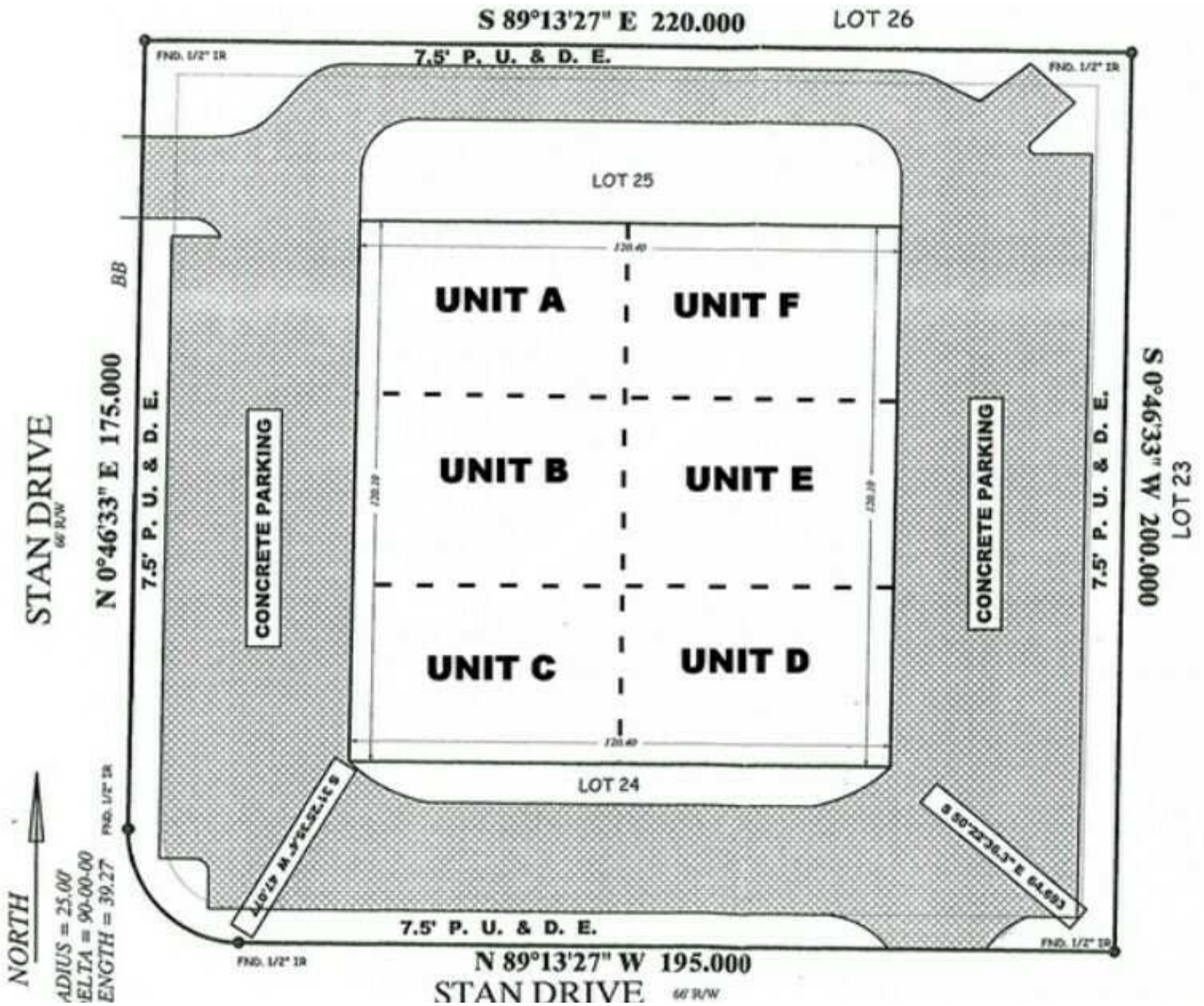


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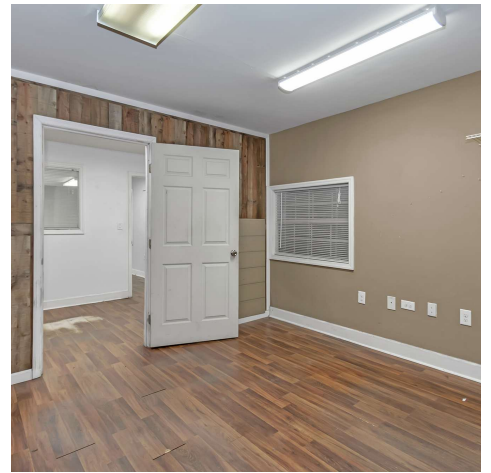
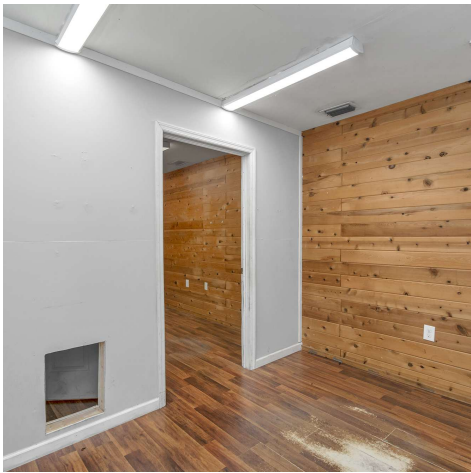


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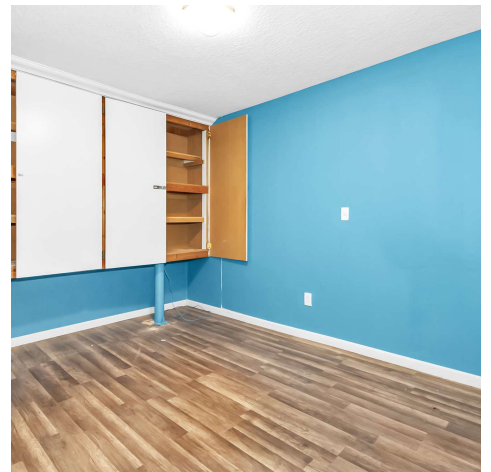
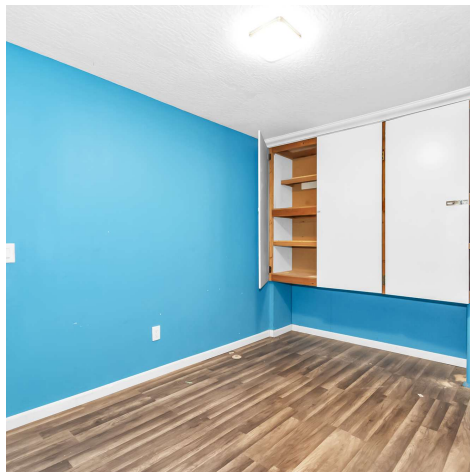
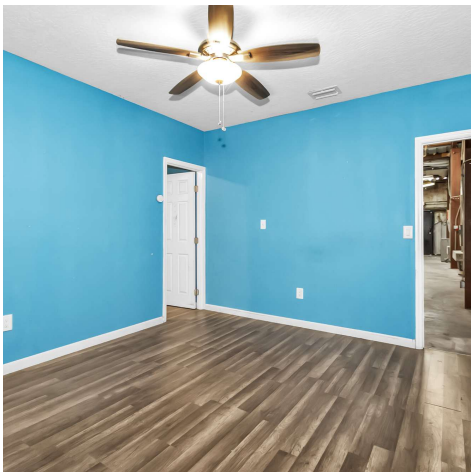


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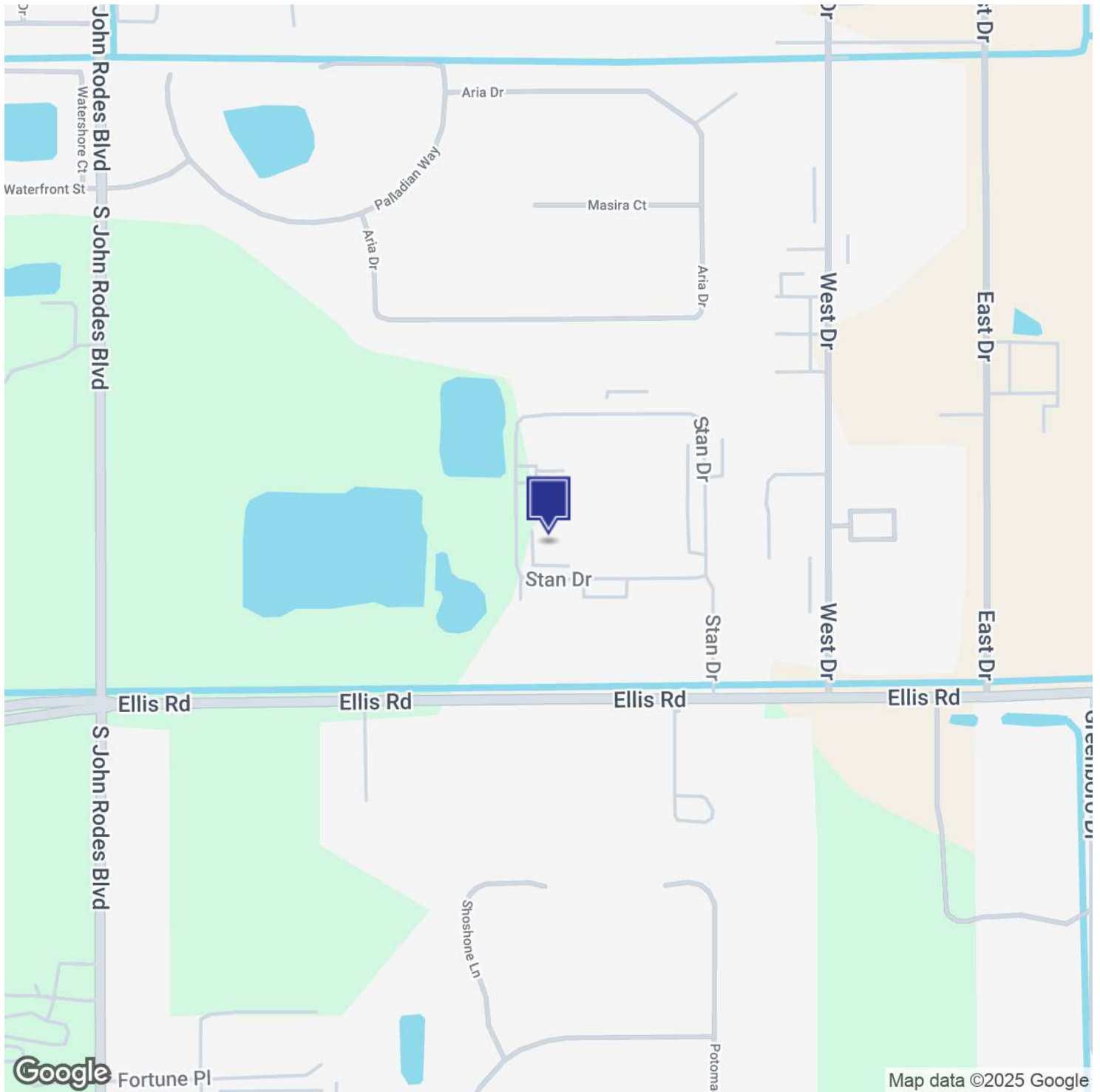


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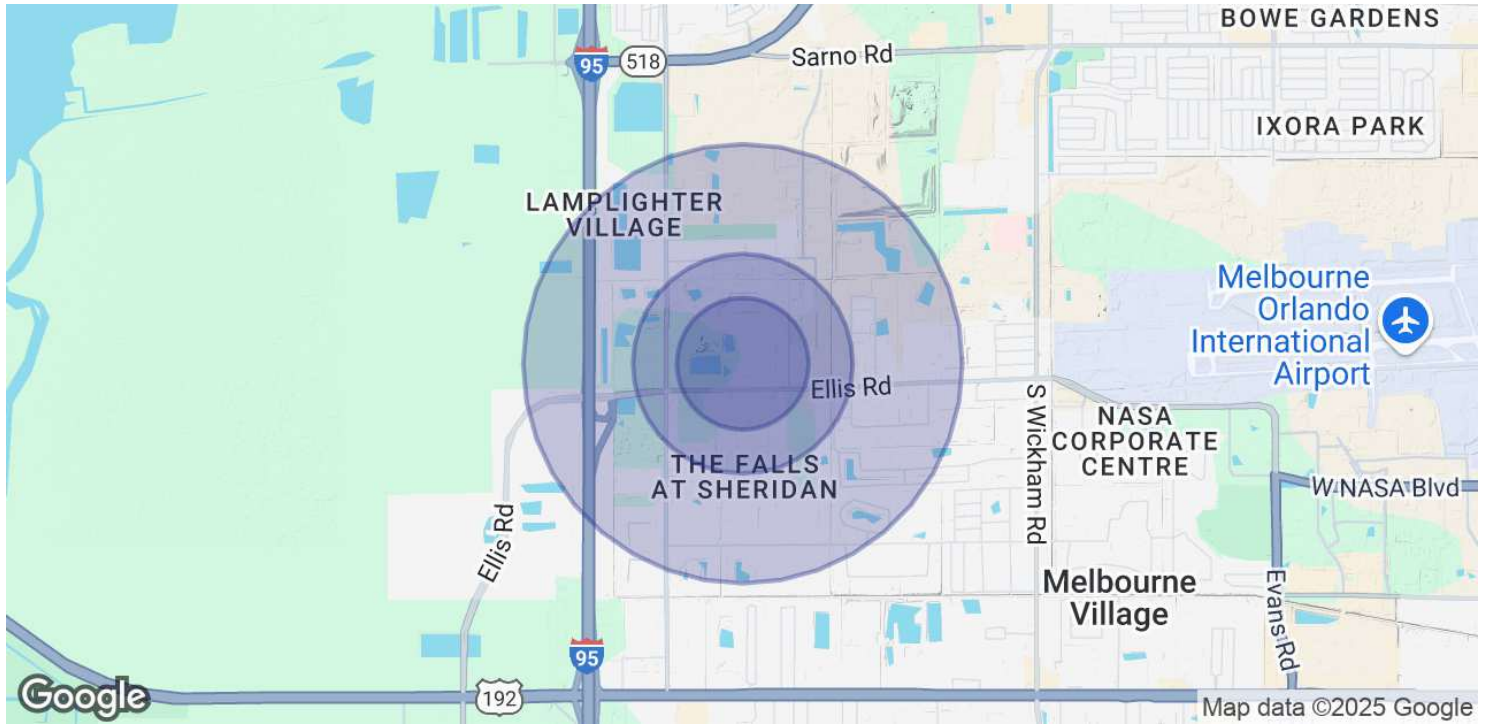


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	502	1,361	4,544
Average Age	45	48	51
Average Age (Male)	42	46	48
Average Age (Female)	47	51	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	200	563	2,037
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$103,143	\$98,867	\$91,287
Average House Value	\$509,466	\$443,629	\$339,109

Demographics data derived from AlphaMap



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