

High Tech Office / R&D Space In Heart Of Melbourne

750 North Drive, Melbourne, FL 32934

100% HVAC / Centrally Located / Light Industrial Zoning



OFFERING SUMMARY

Available SF: 9,600 SF

Lease Rate: \$12.95 SF/yr (NNN)

Acreage: 1.31 Acres

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

PROPERTY OVERVIEW

Est. 8,000 SF High Tech Office + 1,600 SF Warehouse = 9,600 SF Total
 Reception, Hard Wall Offices, Cubes, Conference/Break Rooms, Warehouse
 Lots of Windows/Sunlight, Carpet & Drop Ceiling Throughout Office
 Concrete Flooring and est. 10' - 14' Clear Height in Warehouse
 One 10' Wide x 9' Tall +/- Grade Level Door
 100% HVAC. Utilities: City Water/Sewer, Fiber, FPL Electric
 39 Asphalt Paved/Striped/Lighted Spaces
 M1 Zoning: Office, Light Assembly/Manufact, Electronic Assembly & More!
 Est. \$2.71 PSF OPEX

LOCATION OVERVIEW

Located in the heart of the Melbourne Business & Industrial Park. Surrounding employers include the Melbourne International Airport, L3Harris, Northrop Grumman and Extant Aerospace to name a few. Easily accessible via nearby Interstate 95, Ellis Road and Wickham Road. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
 Cell: 321.258.7556
 mike@ullianrealty.com

Zachary Ullian

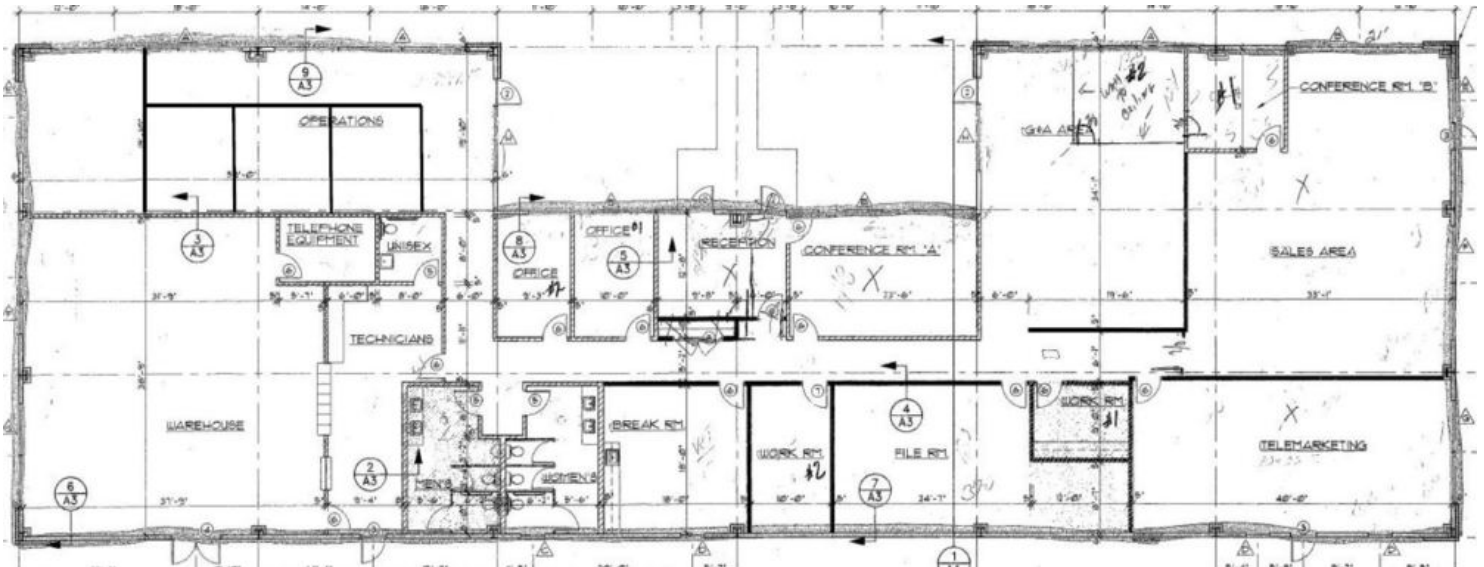
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Floor Plan



Individual Members
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Additional Photos



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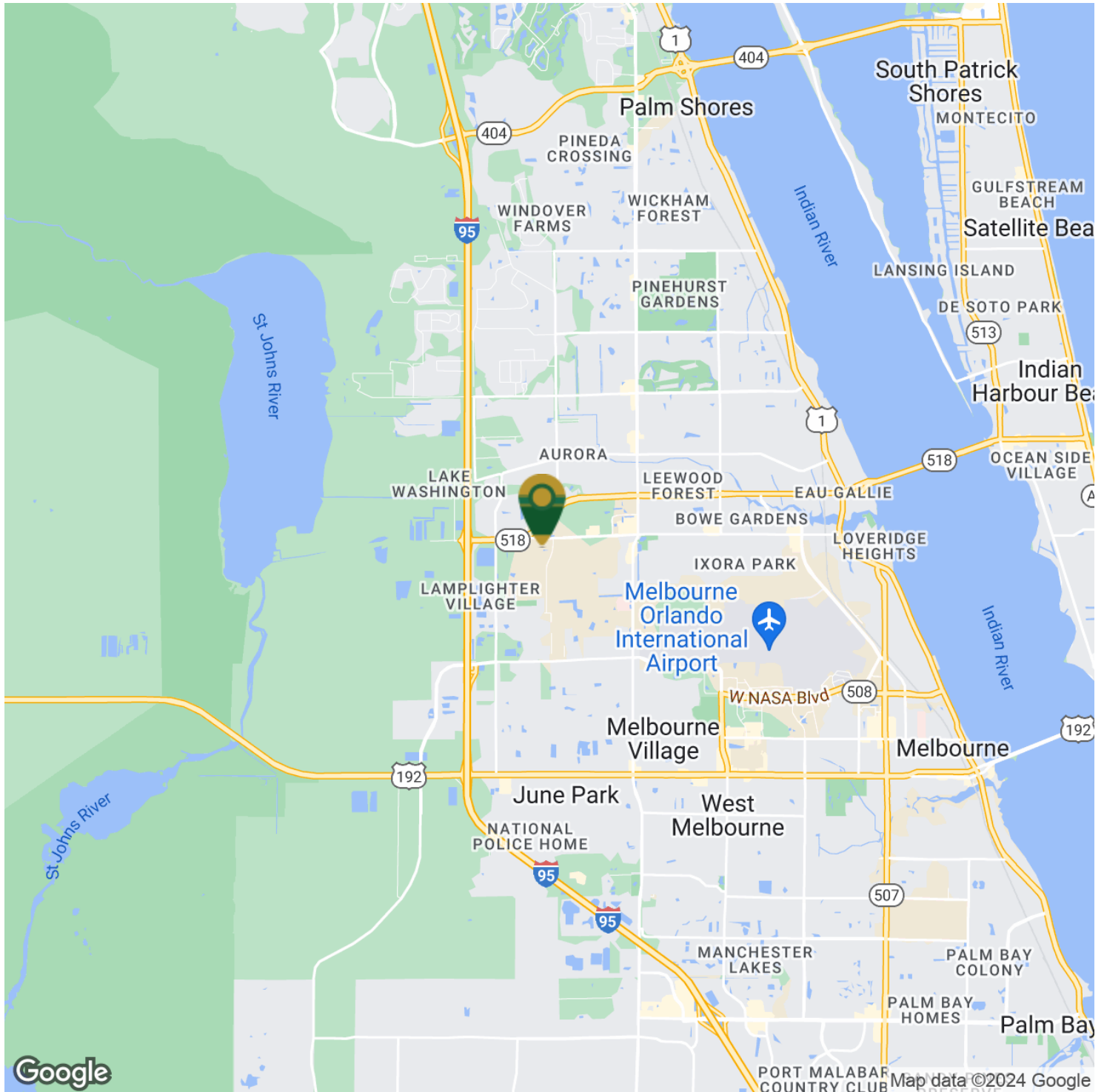


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Location Map



Google

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