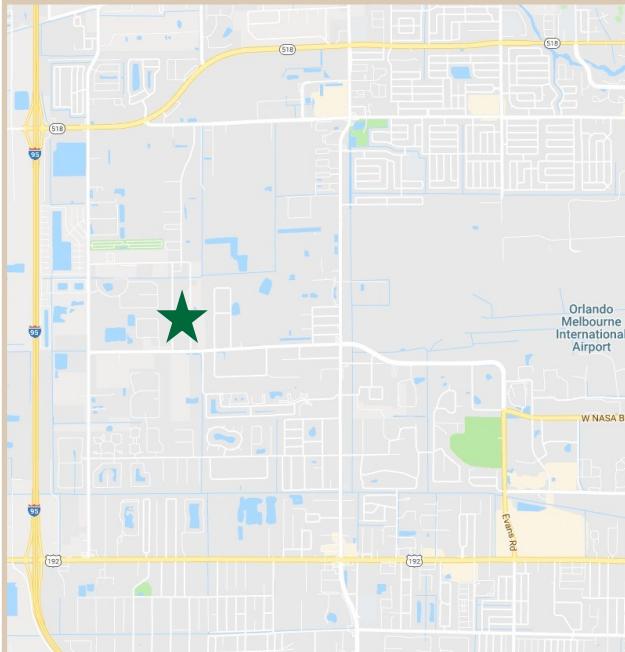


FOR LEASE

360 East Drive, West Melbourne, FL 32904

PROPERTY FACTS

Building Area:	32,000 Sq. Ft.
Floors:	2 with open Warehouse
No. of Units:	2 Units
Unit Range:	16,000-16,000 Sq. Ft.
Year Built:	1982
Construction:	Reinforced Tilt-Up
Roof:	Steel Rigid Bar Joists; Insulated Metal Pan Roof
Utilities:	City Water/Septic
Power:	FPL Electric
Zoning:	M1 Light Industrial
Lease Type:	Modified Gross



PROPERTY HIGHLIGHTS

Price	We're competitively priced considering the high-valued property.
Target Market Variability	Centrally located in the heart of Brevard's industrial zone where you can easily access I-95, US-1, and Melbourne International Airport.
Layouts	All unit renovations were completed as of late 2018. Changes to the units allowed better utilization of square footage and a refreshed professional appearance.
Usage Versatility	Each unit comes with 8,000 SF of Office Space and 8,000 SF of Warehouse Space. The available 3-phase power and zoning allow for manufacturing and there's a metal warehouse in the back for easy access from trucks.
Parking & Access	There's plenty of parking available with a possibility of making some of the parking areas used for outdoor storage. Have a truck loop around, pick up, and exit easily.



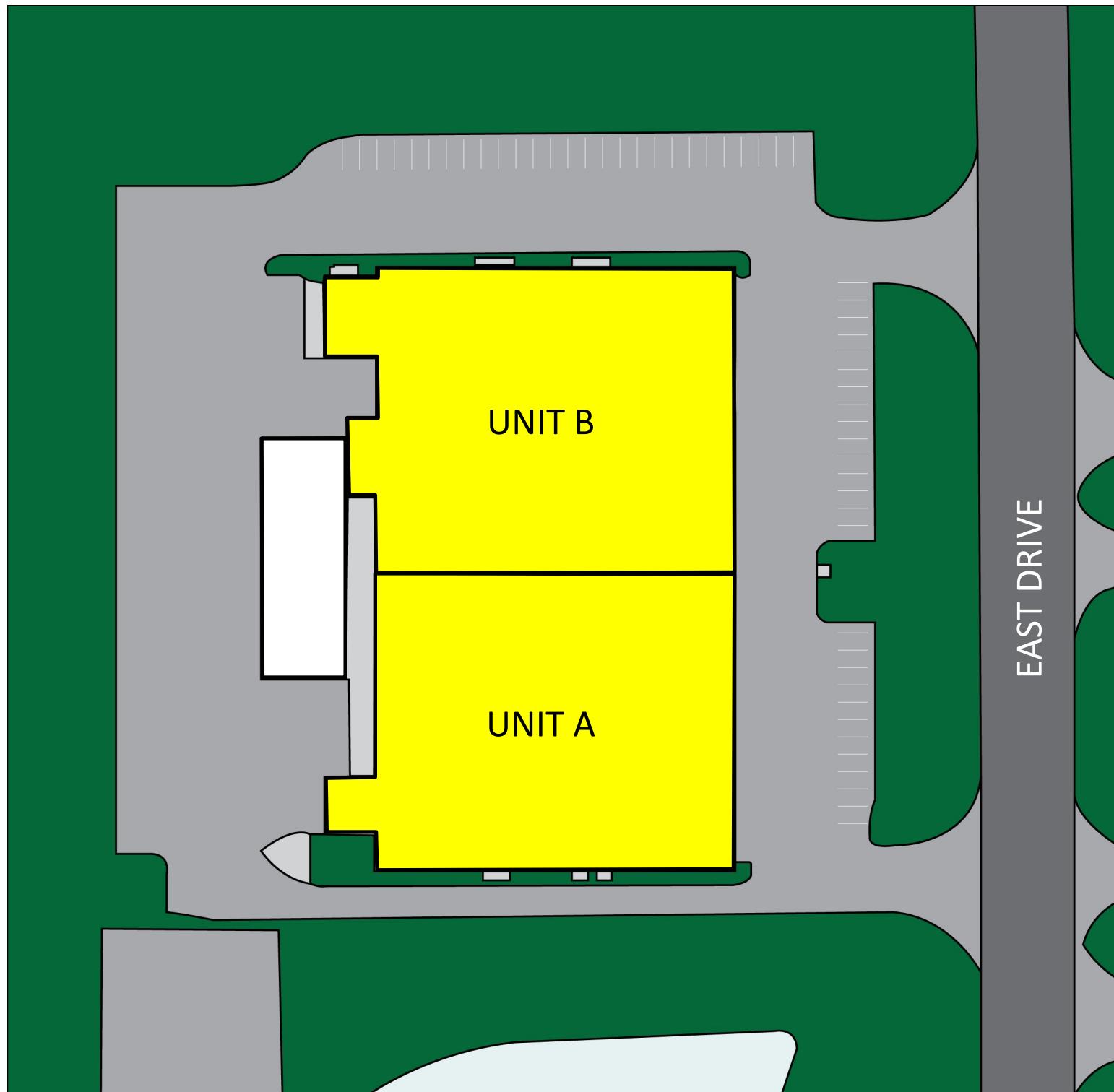
CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

SITE PLAN

360 East Drive, West Melbourne, FL 32904



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

UNITS COMING AVAILABLE

360 East Drive, West Melbourne, FL 32904

UNIT	SIZE	RATE	OVERHEAD DOORS		POWER			% OFFICE SPACE	% HVAC	DATE AVAILABLE
			DRIVE IN	DOCK HEIGHT	A	V	Ph			
A	16,000 SF	\$8.00 SF/YR	2		400	480	3	50	50	09/01/2025
B	16,000 SF	\$8.00 SF/YR	2		400	480	3	50	50	09/01/2025

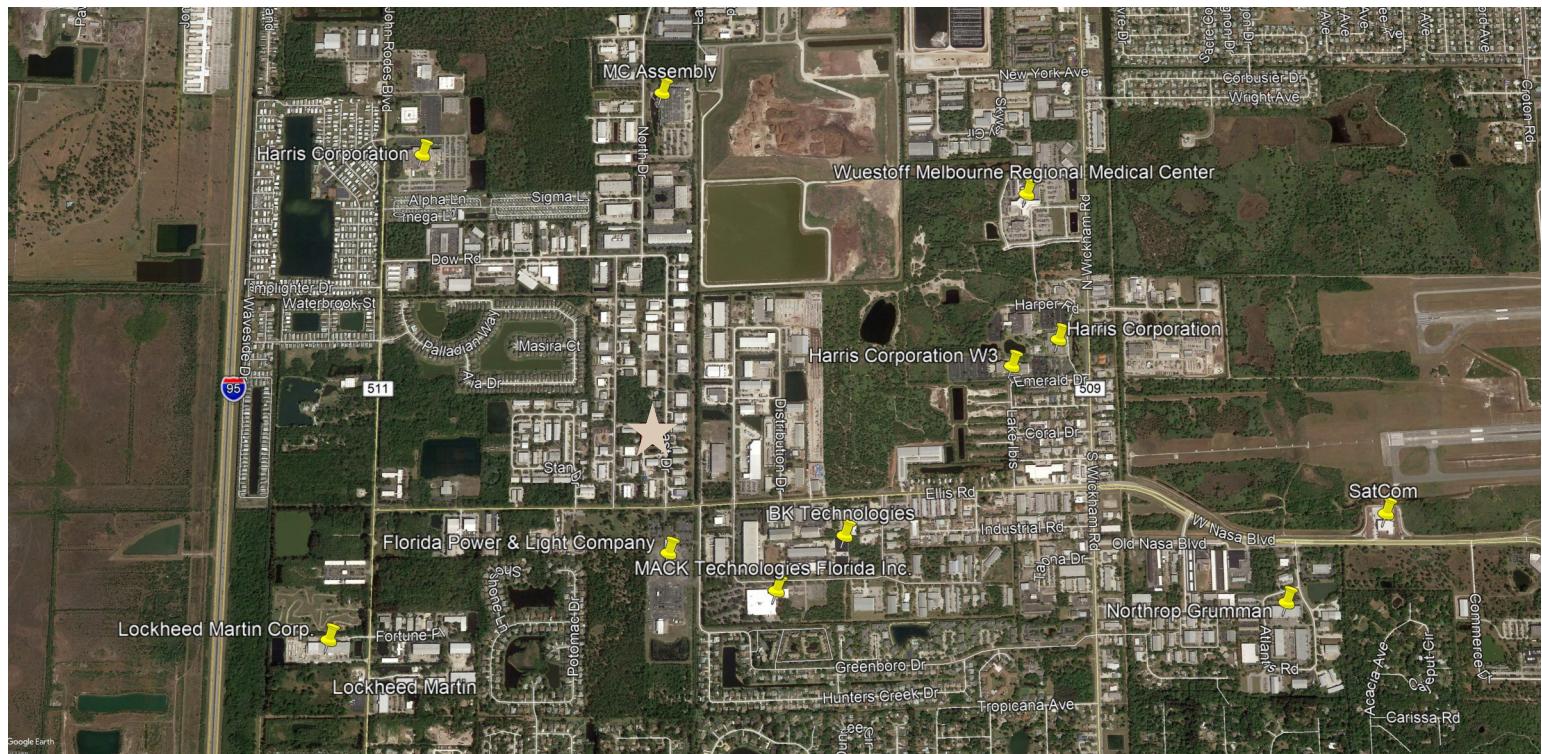
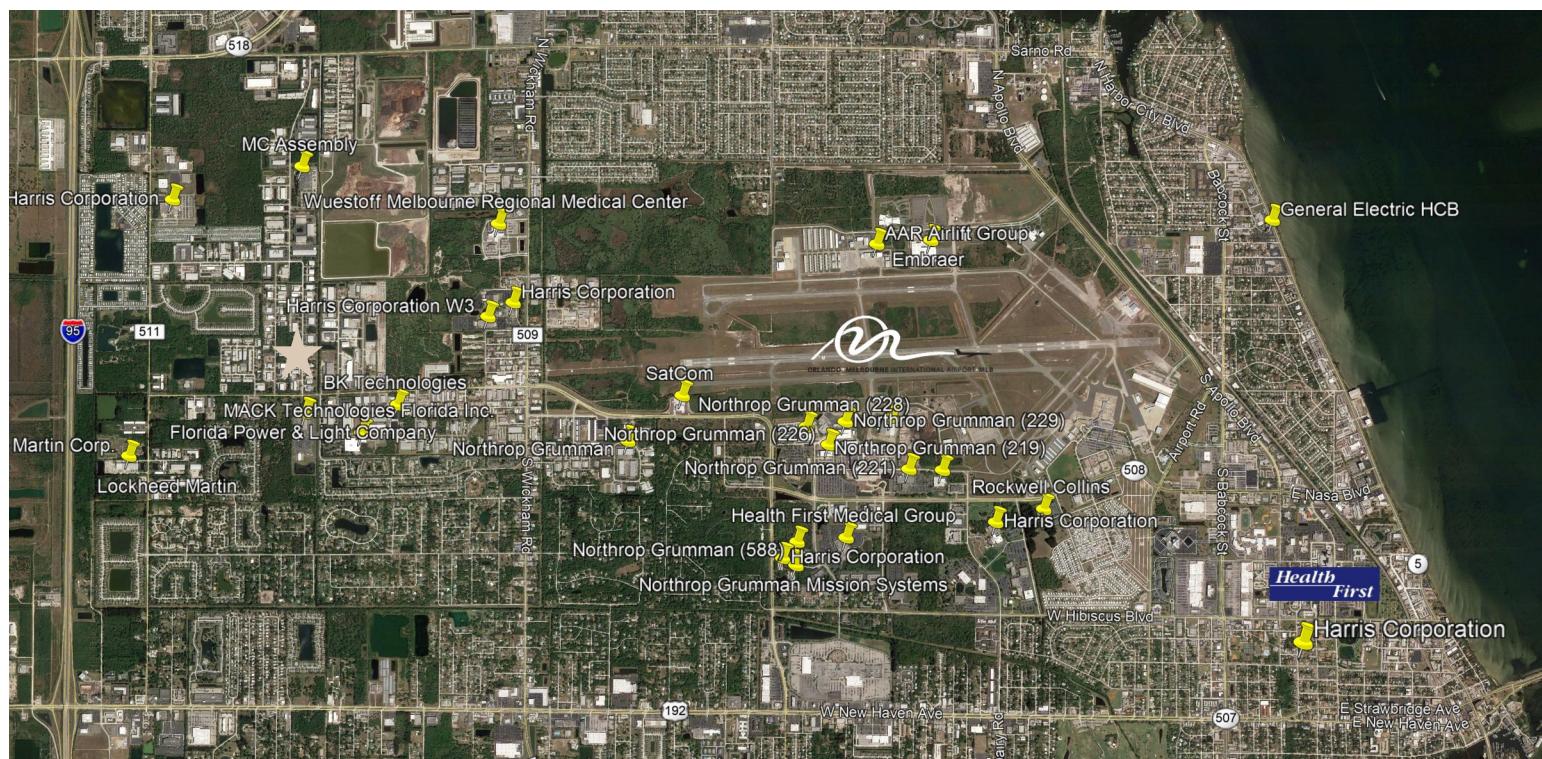


CHARLES A. VON STEIN, INC.
*Commercial Property Management,
 Sales & Leasing Specialists since 1963*
 626 Old Dixie Highway SW
 Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:
 Brevard County: 321.725.1961
 Indian River County: 772.778.4885
 Fax: 772.778.4908
 Leasing: leasing@vscrc.com

LOCAL TENANT MAPS

360 East Drive, West Melbourne, FL 32904



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
 Sales & Leasing Specialists since 1963*
 626 Old Dixie Highway SW
 Vero Beach, FL 32962
www.vscre.com

CONTACT INFO:
 Brevard County: 321.725.1961
 Indian River County: 772.778.4885
 Fax: 772.778.4908
 Leasing: leasing@vscre.com

LOCAL TENANT NAMES

360 East Drive, West Melbourne, FL 32904

LOCKHEED MARTIN

FLORIDA POWER &
LIGHT

HARRIS
CORPORATION

NORTHROP GRUMMAN

HEALTH FIRST

GENERAL ELECTRIC

ROCKWELL COLLINS

MACK TECHNOLOGIES
FLORIDA INC.

SATCOM

MARTIN CORPORATION

MC ASSEMBLY

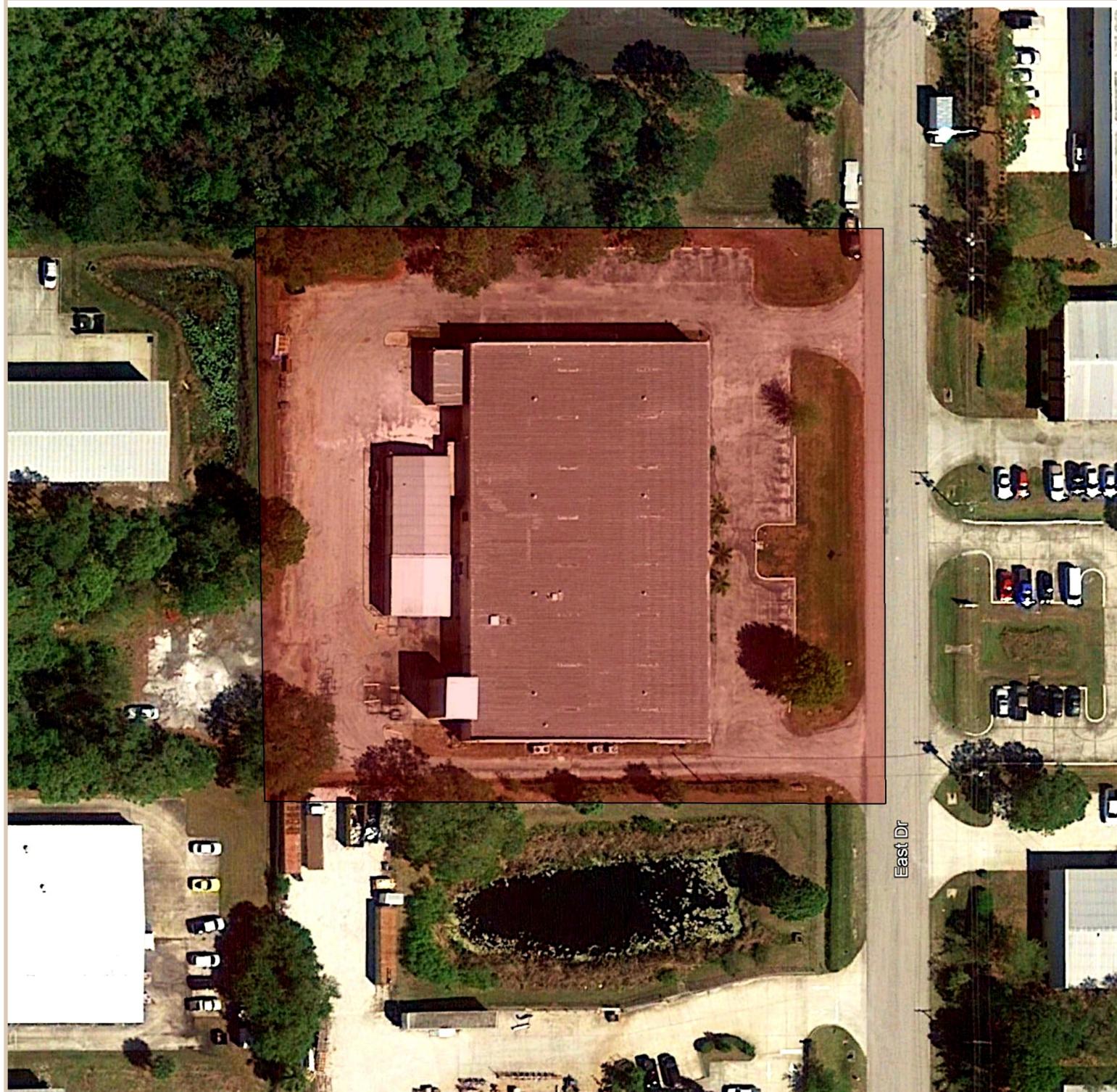


CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

AERIAL

360 East Drive, West Melbourne, FL 32904



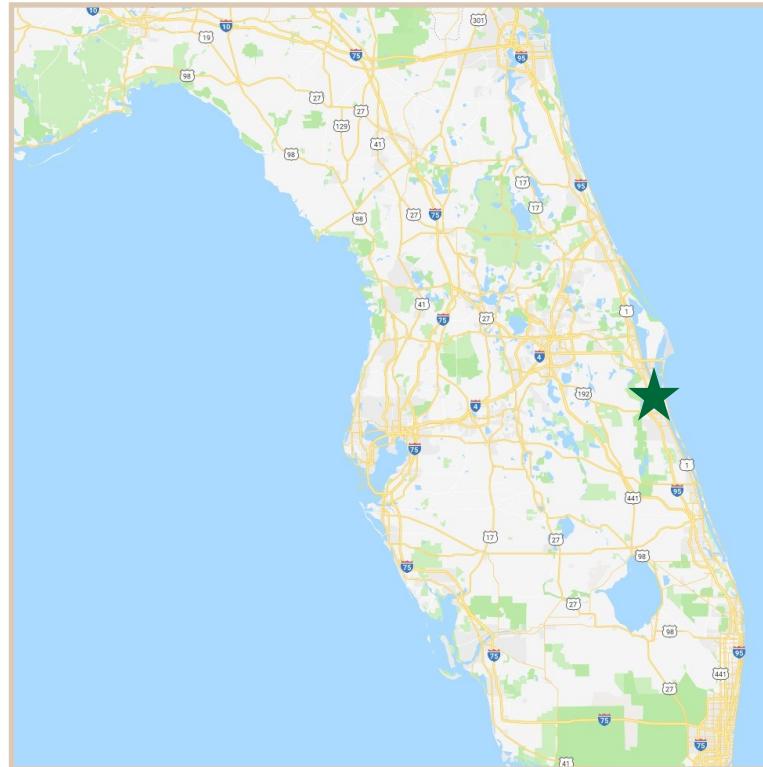
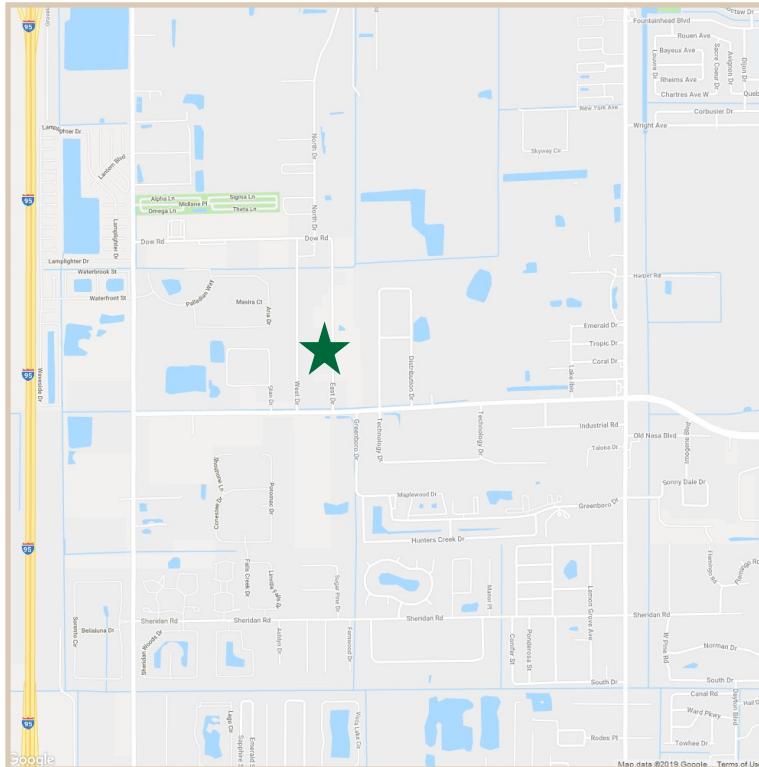
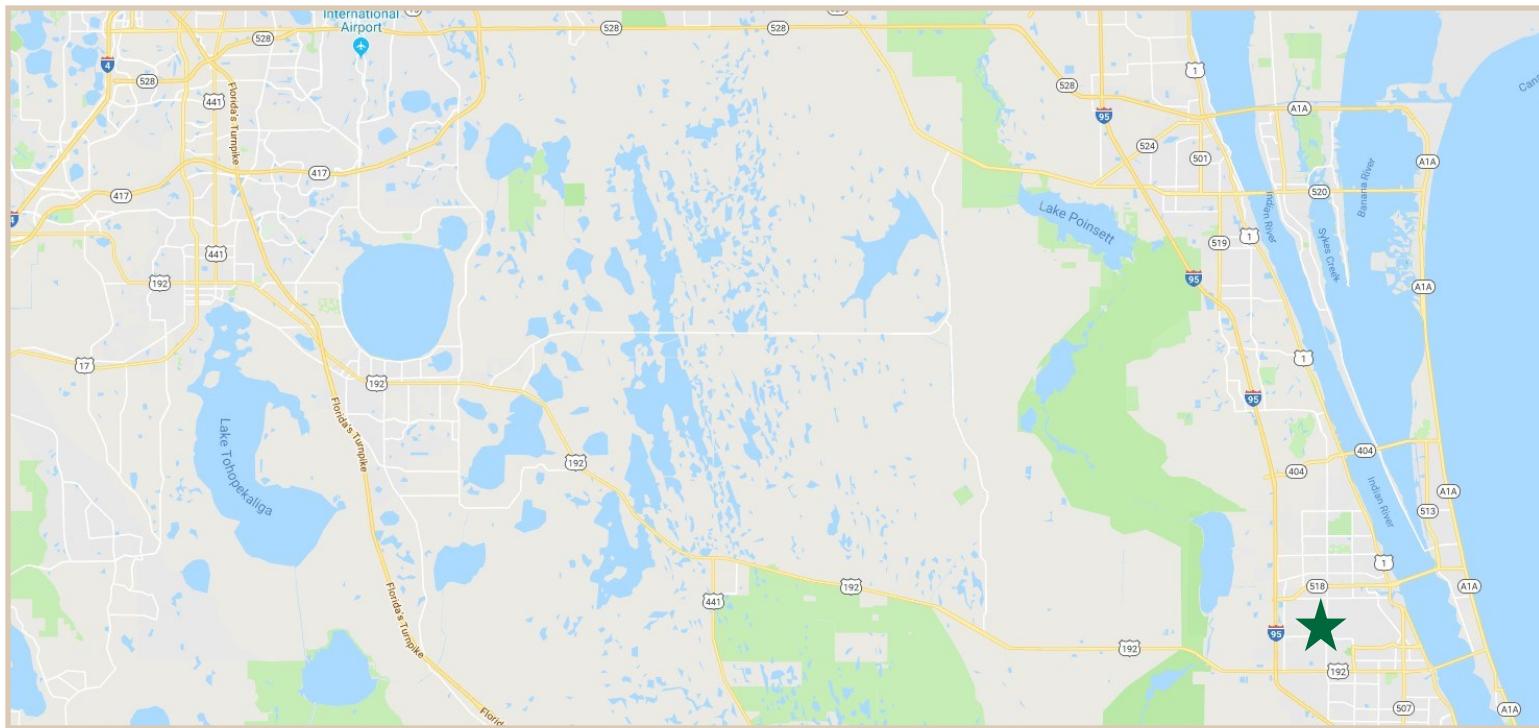
CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

LOCATION MAPS

360 East Drive, West Melbourne, FL 32904



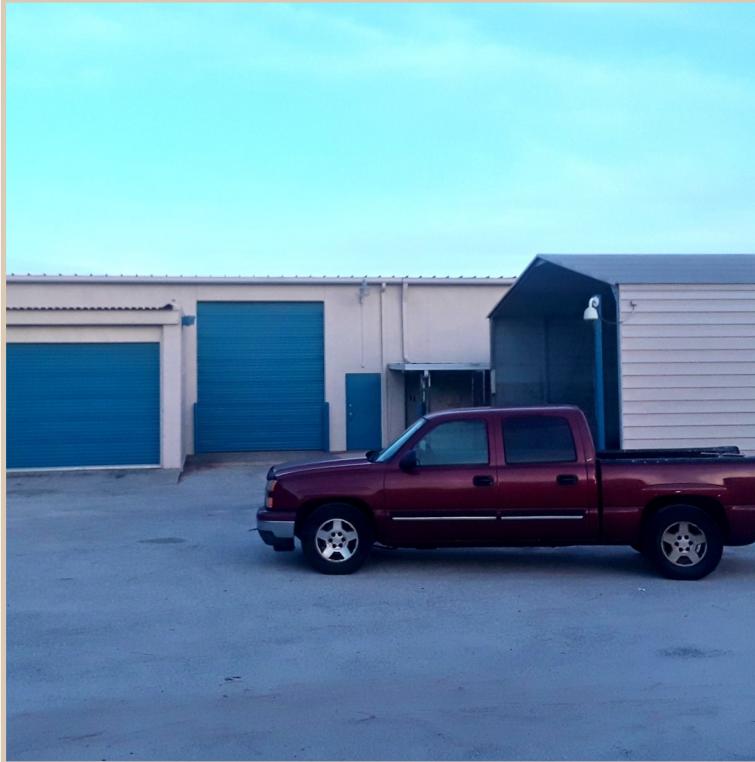
CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscre.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

ADDITIONAL PHOTOS

360 East Drive, West Melbourne, FL 32904



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com