

691 & 697 Washburn Road

Melbourne, FL 32934

Light Industrial Zoning / Centrally Located / 2023 Construction @ 697 Building



OFFERING SUMMARY

Available SF: 7,500 SF

Lease Rate: \$9.95 SF/yr (NNN)

Acres: 1.0 Acres

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

PROPERTY OVERVIEW

Est. 75' Deep x 100' Wide = 7,500 SF. 2023 Construction
Open Configuration, Concrete Flooring Throughout. 1 Restroom
Clear Height Ranges 9' - 14' +/-
Four 12' x 12' +/- Grade Level Doors
Utilities: City Water/Sewer, 1-Phase 200amp 240v FPL Electric
14 Concrete Paved/Striped/Lighted Parking Spaces
M-1 Zoning: Warehousing, Automotive, Light Assembly/Manufact & More!
Also Available For Sale (Call for Details)

LOCATION OVERVIEW

Strategically positioned in the heart of the Melbourne Business & Industrial Park. Convenient access via three nearby I-95 interchanges, Wickham Road and Ellis Road. Surrounding employers include the Melbourne International Airport, Amazon, L3Harris and Northrop Grumman to name a few. Call for details!

Zachary Ullian

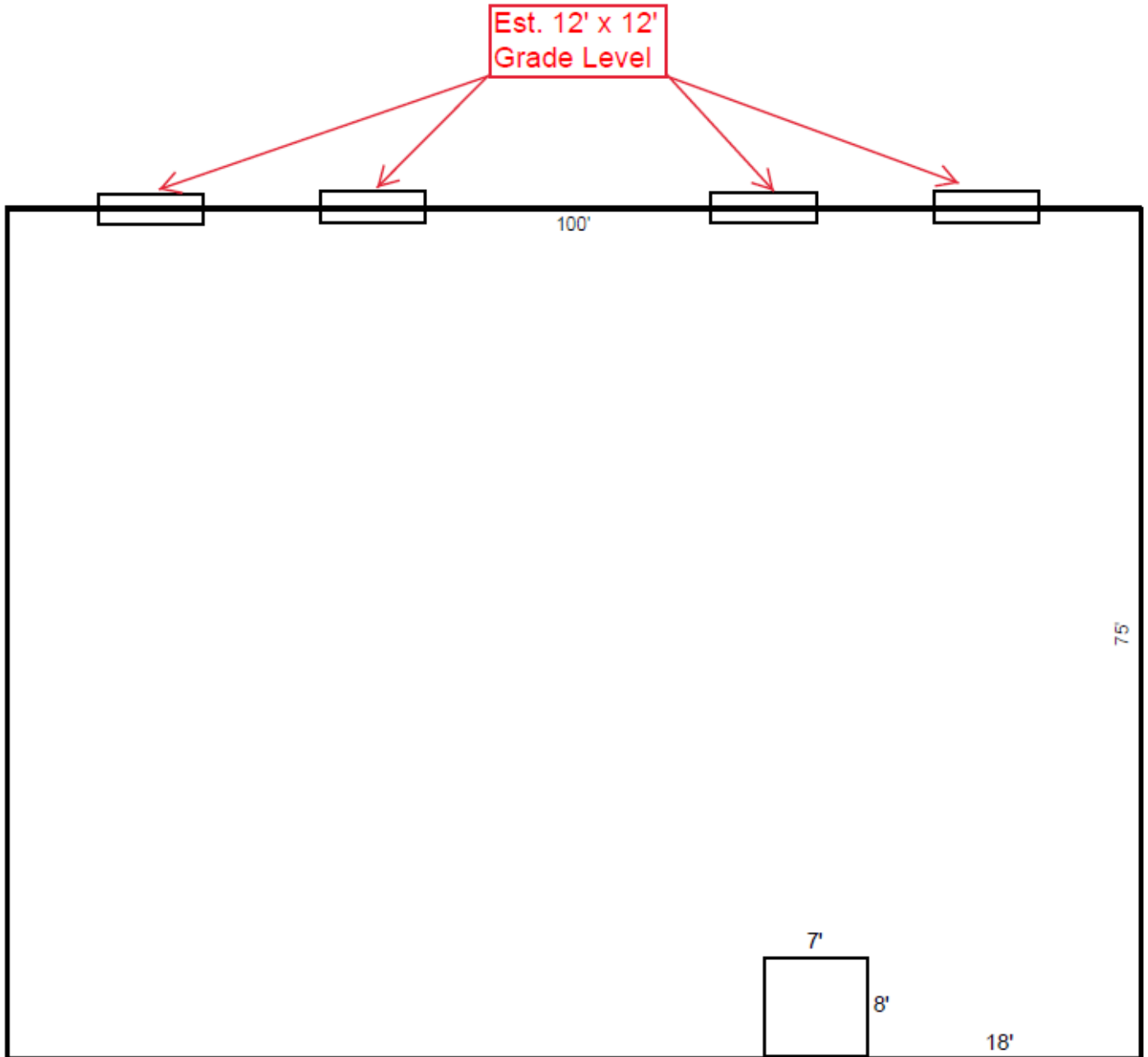
Broker Associate
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Floor Plan

For illustration purposes only. Not to scale. Dimensions to to be verified by Buyer/Tenant



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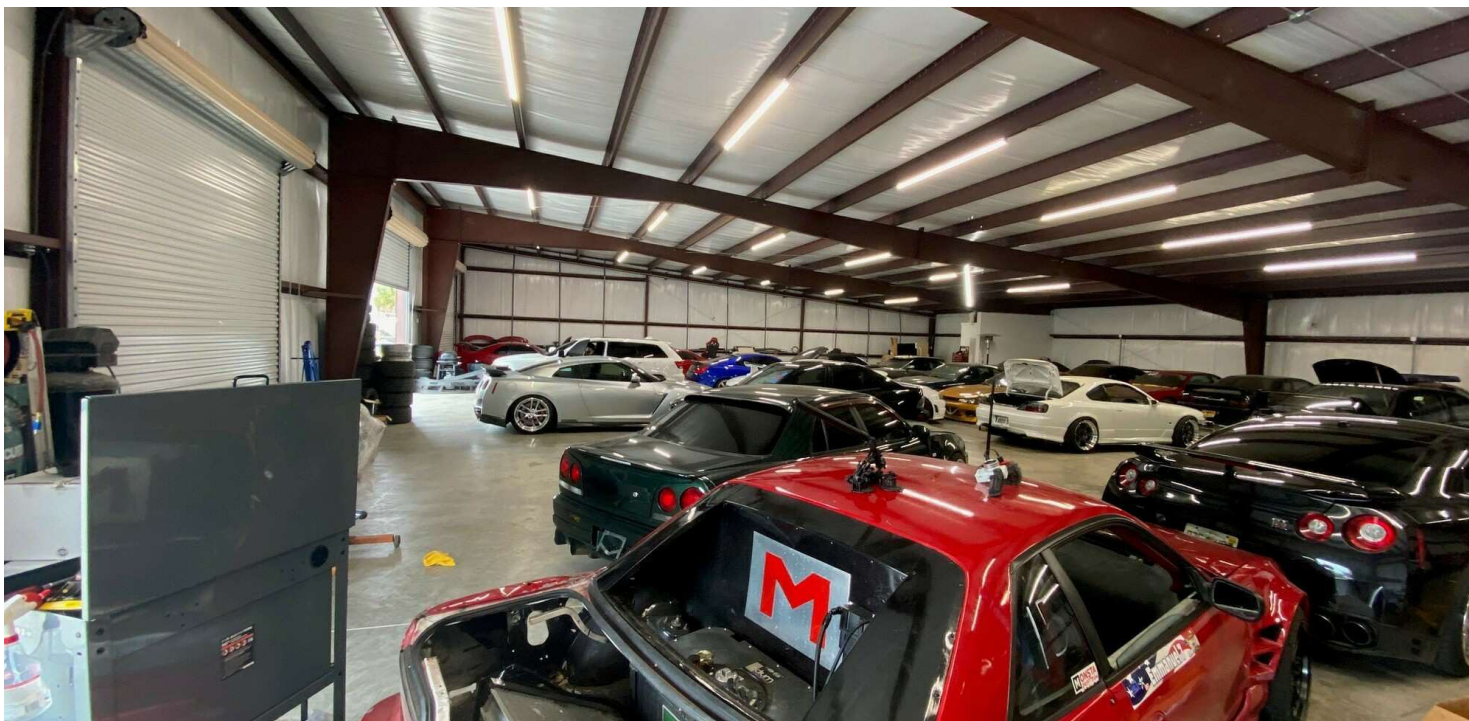
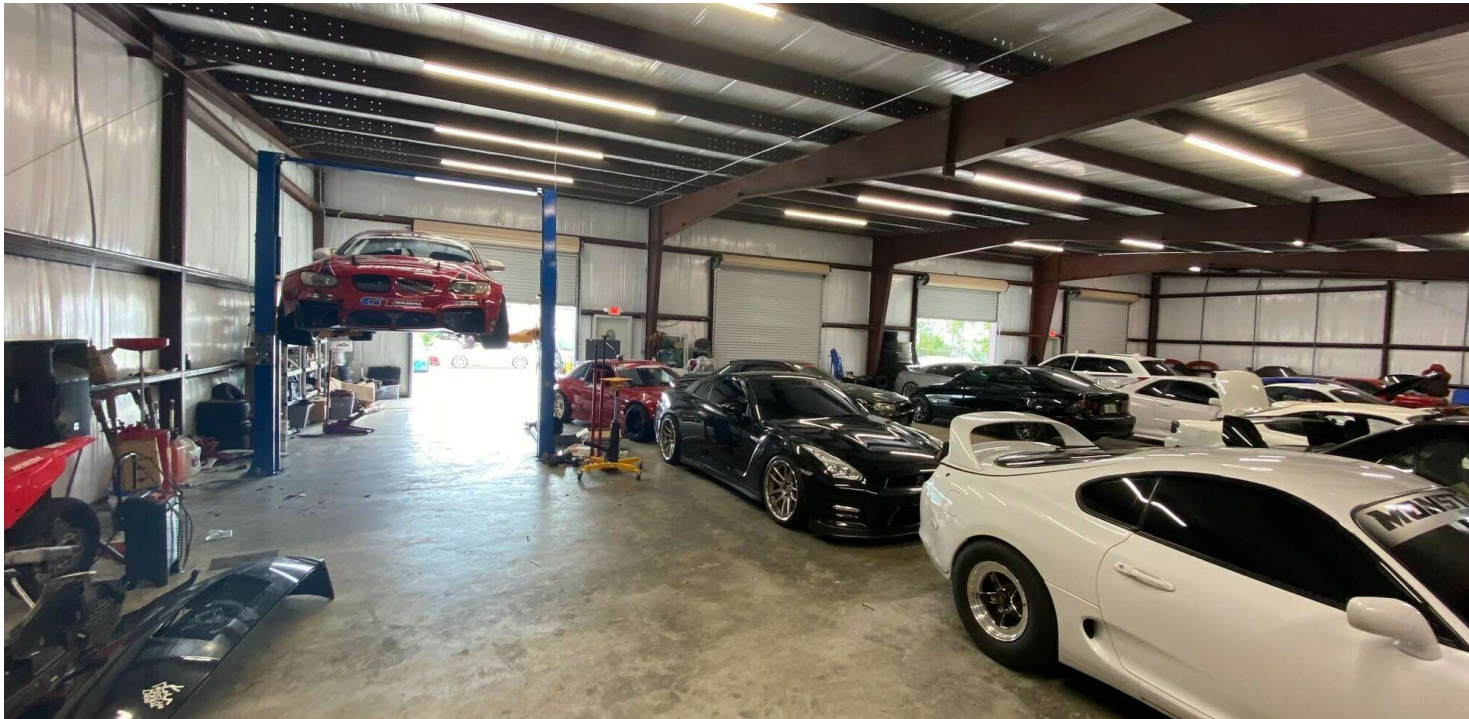
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Interior Photos



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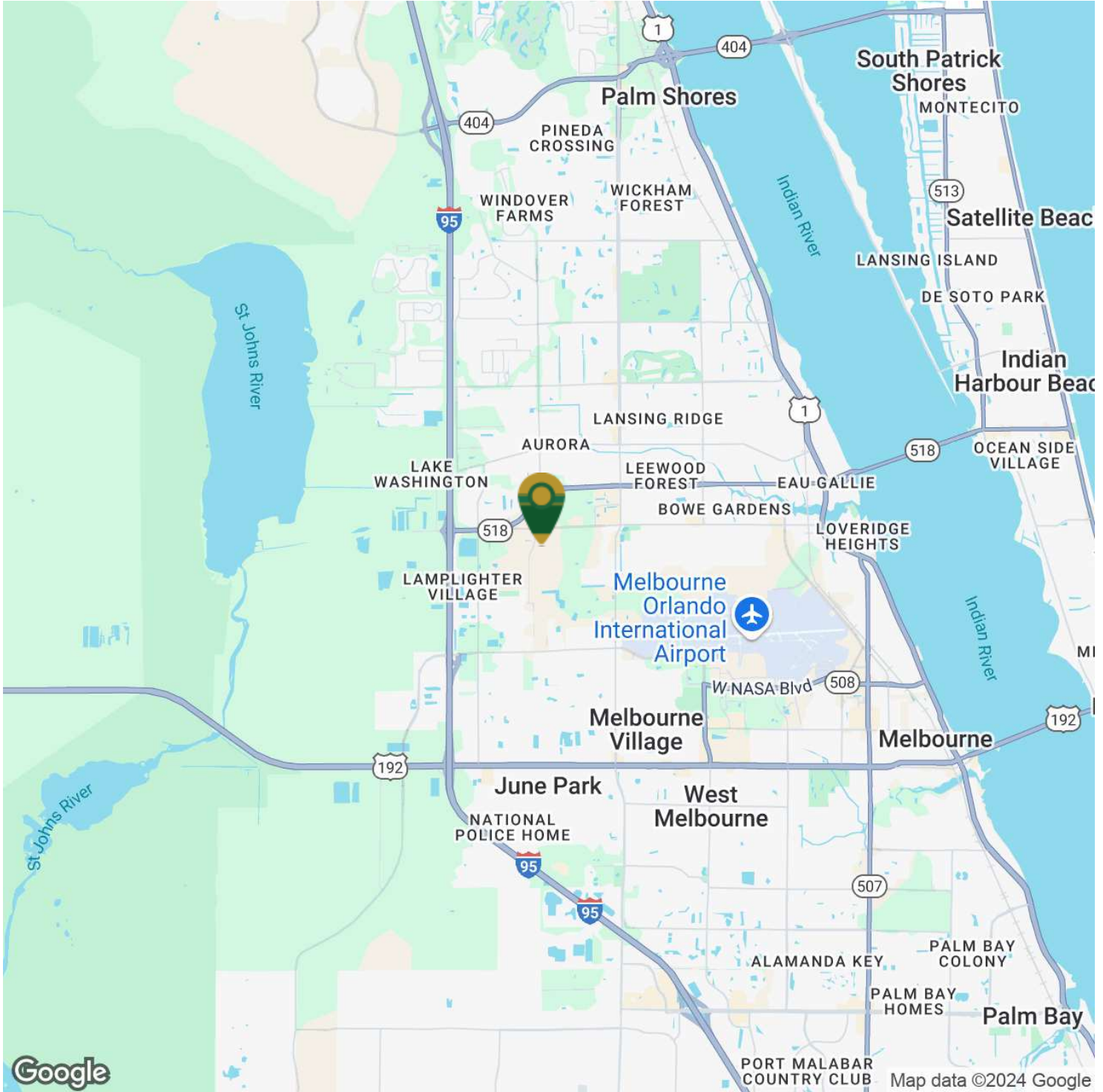
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Location Map



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