

Price Reduced: Income Property + Additional Industrial Land

605 N John Rodes Blvd, Melbourne, FL 32934

Est NOI \$225,000 @ 7% CAP 30,780 SF = \$3,215,000 + Est 14 Acres Industrial Land = \$1,780,000



OFFERING SUMMARY

Sale Price: \$4,995,000

Acres: 17.51 Acres

Facility SF: 30,780 SF

Zoning: City of Melbourne Light Industrial (M1)

PROPERTY OVERVIEW

100% Occupied Single Tenant Office/Engineering/Manufacturing Facility
 Est. 9,060 SF Office + 21,720 SF Production/Integration = 30,780 SF Total
 5-Year Term. Est. NOI \$225,000 (est. 7% CAP)
 City Water/Sewer, Fiber, 3-Phase, 266/480 V, 600 Amps
 100% HVAC (Symphony EMS System). 100% Fire Sprinklered
 City Desires Digital Light Dr Connection to John Rodes (North Boundary)
 Tenant is Data Flow Systems, LLC, web site: <https://dataflowsys.com> established in 1981, provides remote monitoring and control for water, wastewater, and stormwater utilities. In 2023 Data Flow Systems was acquired by SmartCover Systems a portfolio company of XPV Water Partners, per web site: <https://smartcoversystems.com/stories/smartcover-systems-acquires-data-flow-systems-enhancing-its-collection-system-optimization-technology>

LOCATION OVERVIEW

Located between Ellis Road & Eau Gallie Blvd. Near Wickham Road, US1, and three I-95 interchanges! Close to Melbourne International Airport, L3Harris, Northrop Grumman, and numerous employers. Call today for details!



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
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 mike@ullianrealty.com

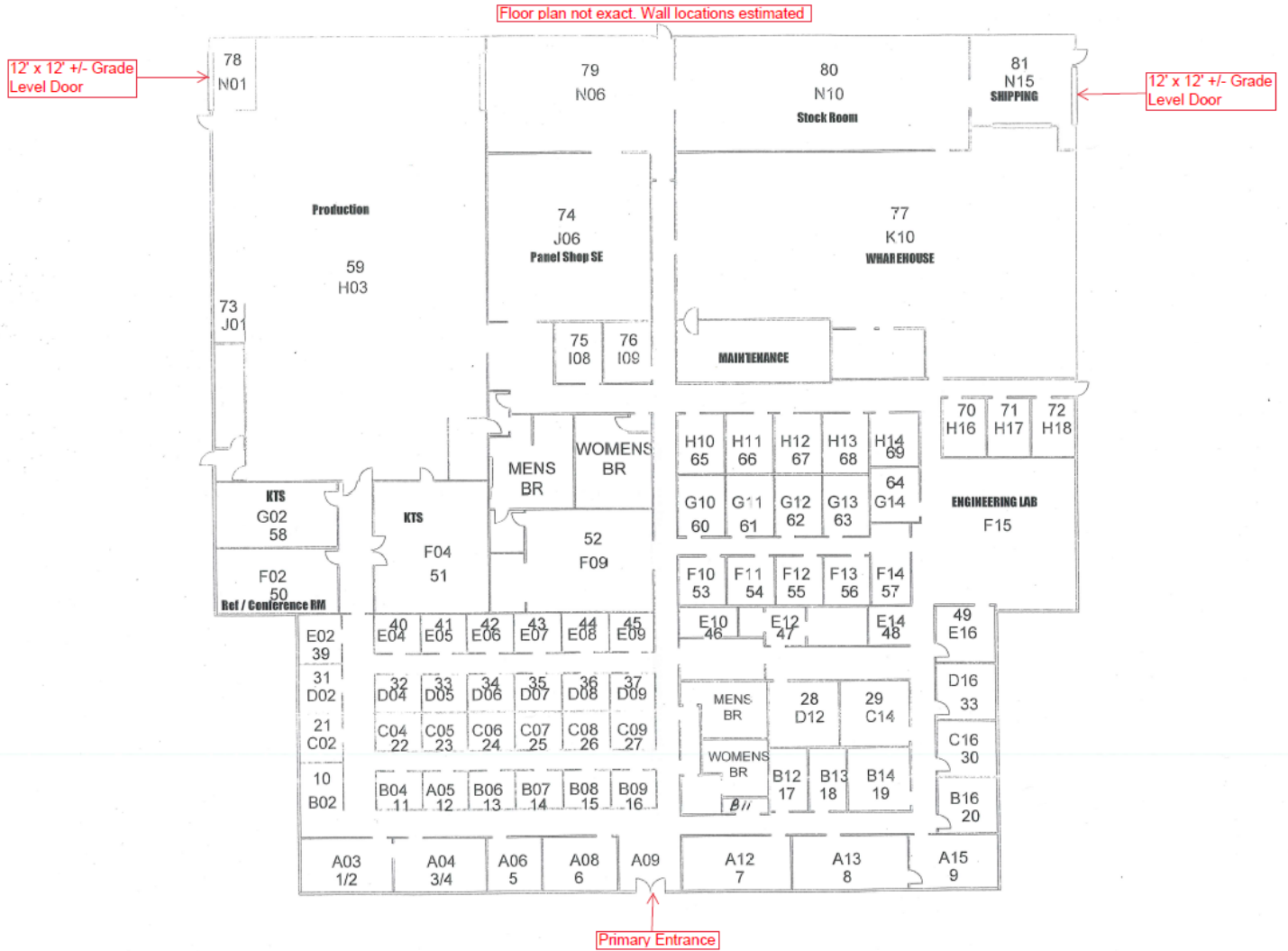
Zachary Ullian

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Floor Plan



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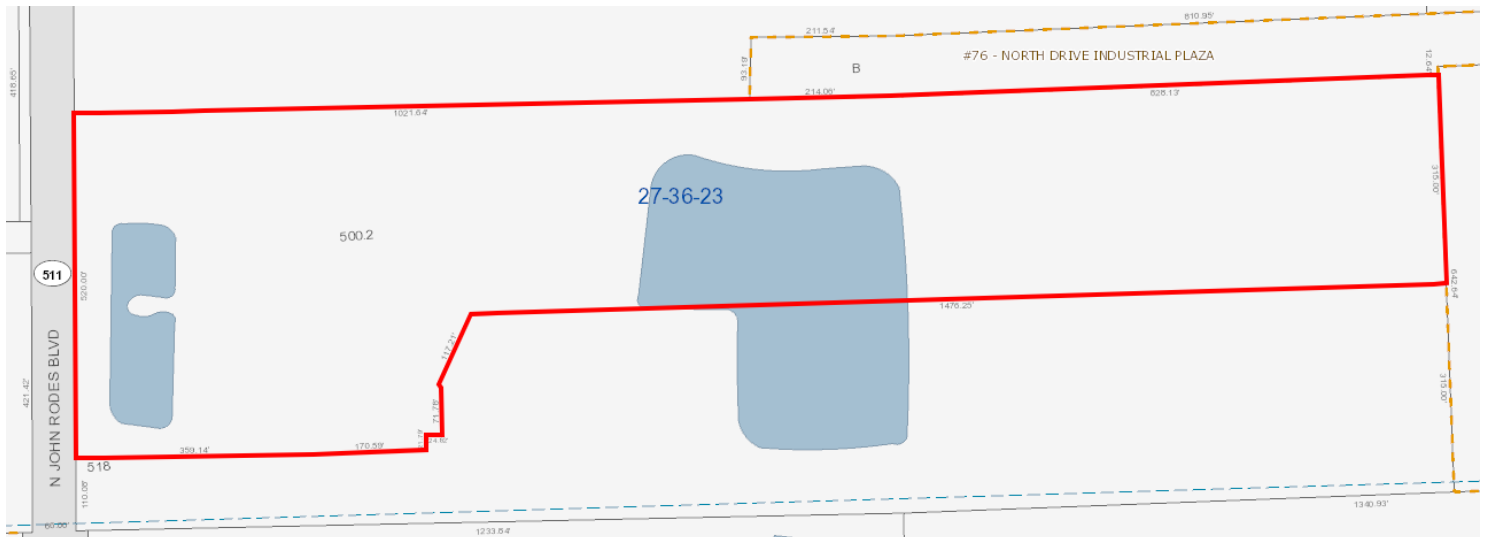
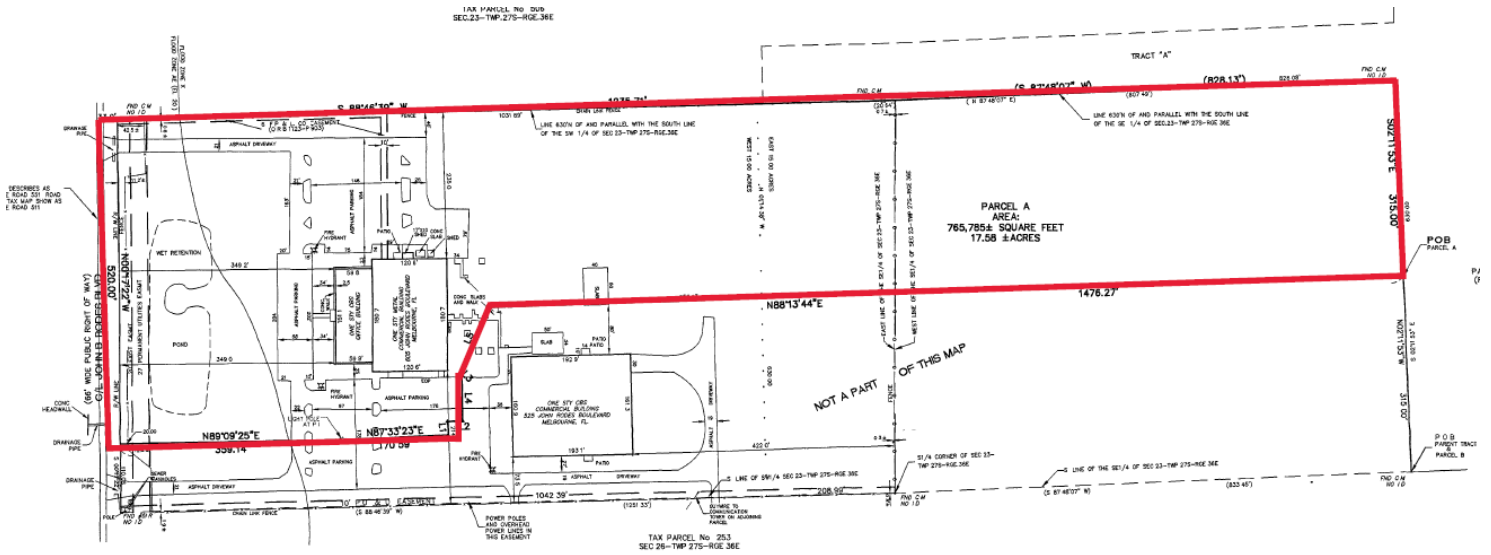
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Survey & Plat Map



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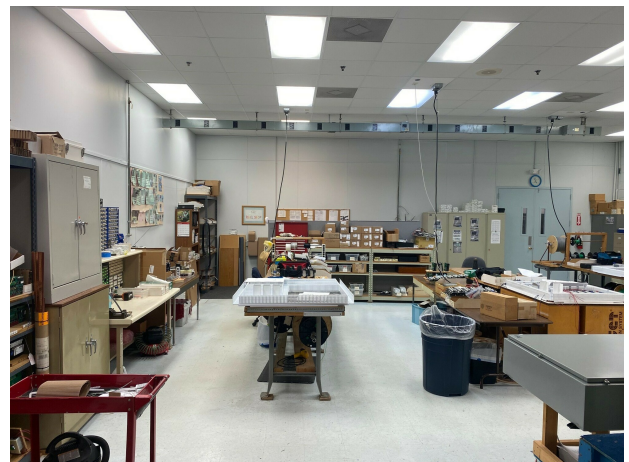
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Interior Photos



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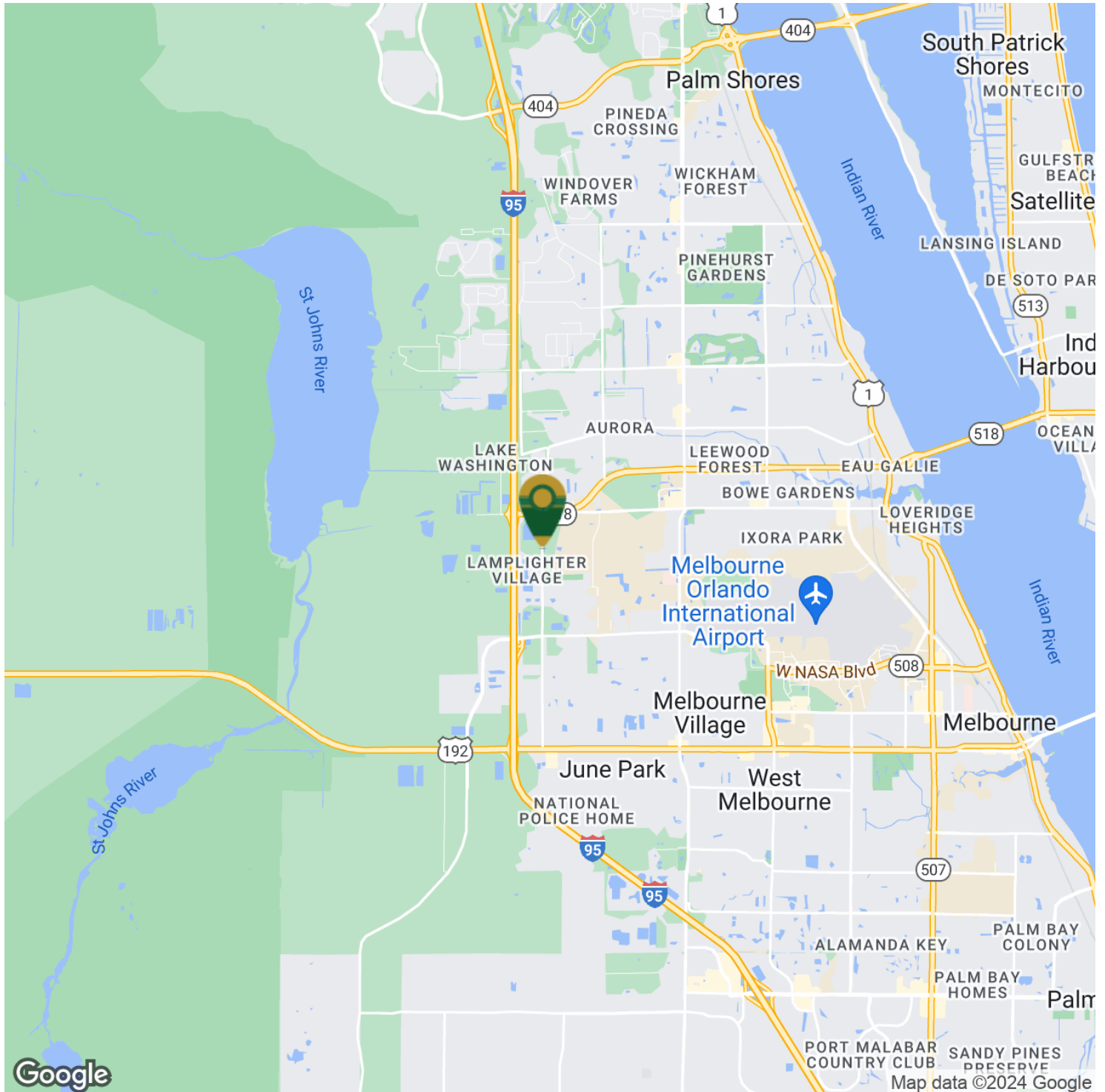


SIOR
Individual Members
Michael S. Ullian

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Location Map



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