

## Industrial Asset: Opportunity To Collect Income Or Occupy In Future

700 South John Rodes Boulevard, Unit B7 & B8, Melbourne, FL 32904

**Centrally Located / Immediate Tenant Income / Seller to Consider Financing**



### OFFERING SUMMARY

**Sale Price:** \$550,000

**Facility SF:** 2,688 SF  
+ Upstairs 2,688 SF

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

### PROPERTY OVERVIEW

Est. 1,151 SF Warehouse + 4,225 SF HVAC Office = 5,376 SF Total  
Footprint is 2,688 SF + Upstairs 2,688 SF = 5,376 SF Total  
Interior: Reception, 6 Offices, Conference Room, Bullpen, Break Room  
Two 9' Wide x 10' Tall +/- Grade Level Doors  
LL Collects \$6,300/month + FL Sales Tax  
Term Expires 9/30/25. Two 1-Year Renewal Options with 2% Annual Escalators  
Tenant Pays Interior Maintenance up to \$1,500. Tenant Pays Utilities  
LL Pays Property Taxes & Association Dues (est. \$322/month)  
City Water/Sewer, 1-Phase FPL Electric (3-Phase Nearby)  
6 Paved/Striped/Lighted Asphalt Parking Spaces  
M-1 Zoning: Light Assembly/Manufacturing, Office, Warehouse & More!  
Seller will Consider Financing Subject to Contract Terms & Buyer Credit

### LOCATION OVERVIEW

Located on John Rodes Boulevard which is a direct connector between New Haven Avenue, Ellis Road & Eau Gallie Boulevard. Three Interstate 95 interchanges nearby. Close proximity to the Melbourne International Airport, L3Harris, Northrop Grumman, and numerous employers. Call today for details!

### Zachary Ullian

Broker Associate  
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zach@ullianrealty.com

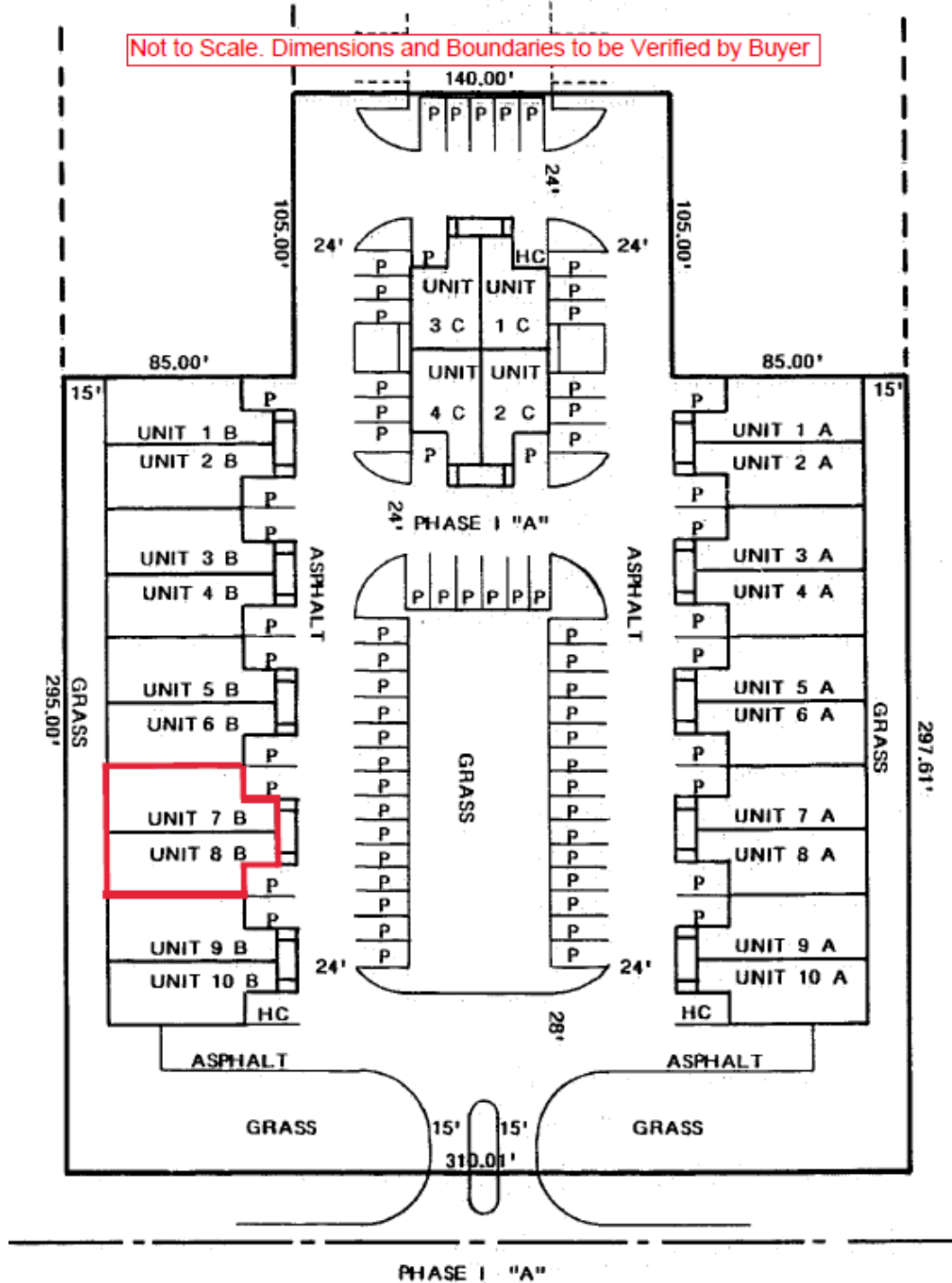
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## Site Plan

PHASE I "B"

Not to Scale. Dimensions and Boundaries to be Verified by Buyer



**Zachary Ullian**

Broker Associate

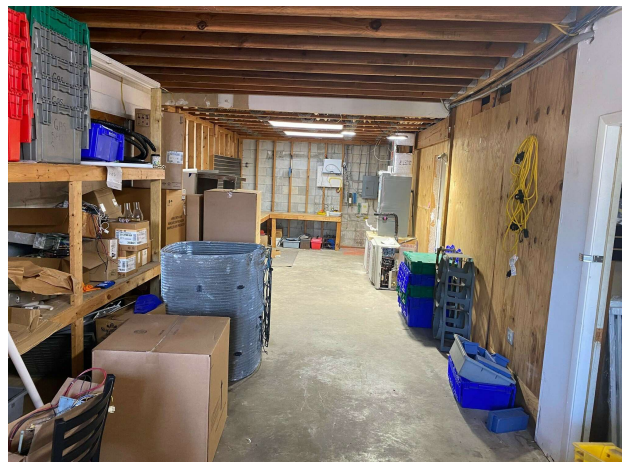
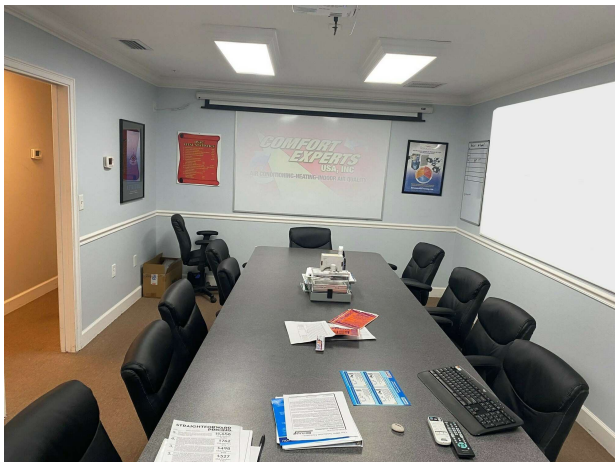
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## Interior Photos



**Zachary Ullian**

Broker Associate

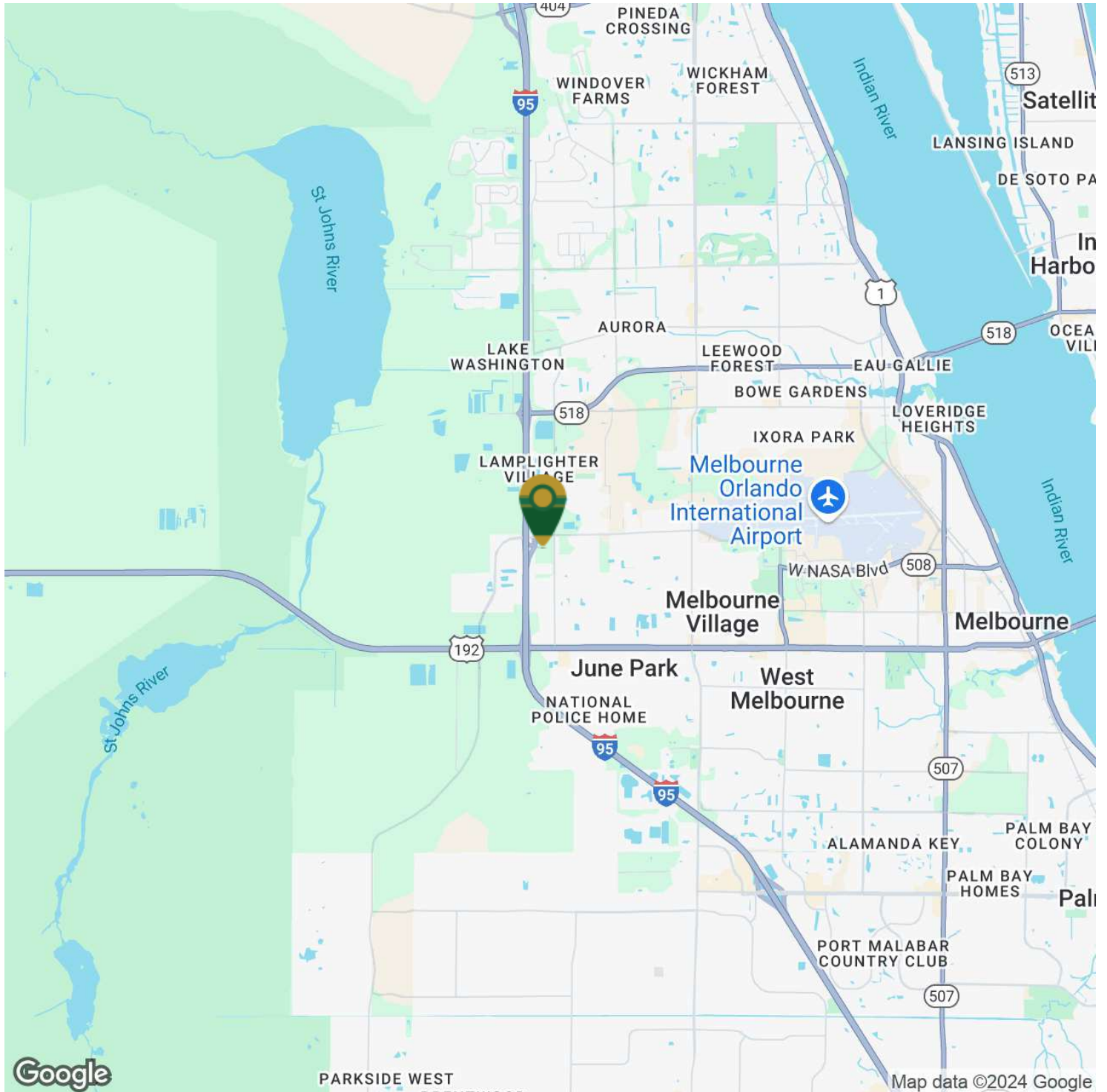
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## Location Map



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