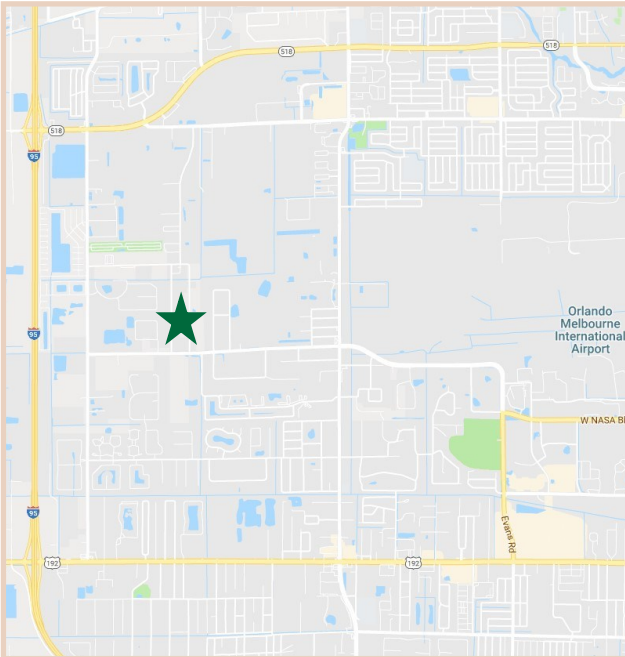


FOR SALE

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	\$4,550,000
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.



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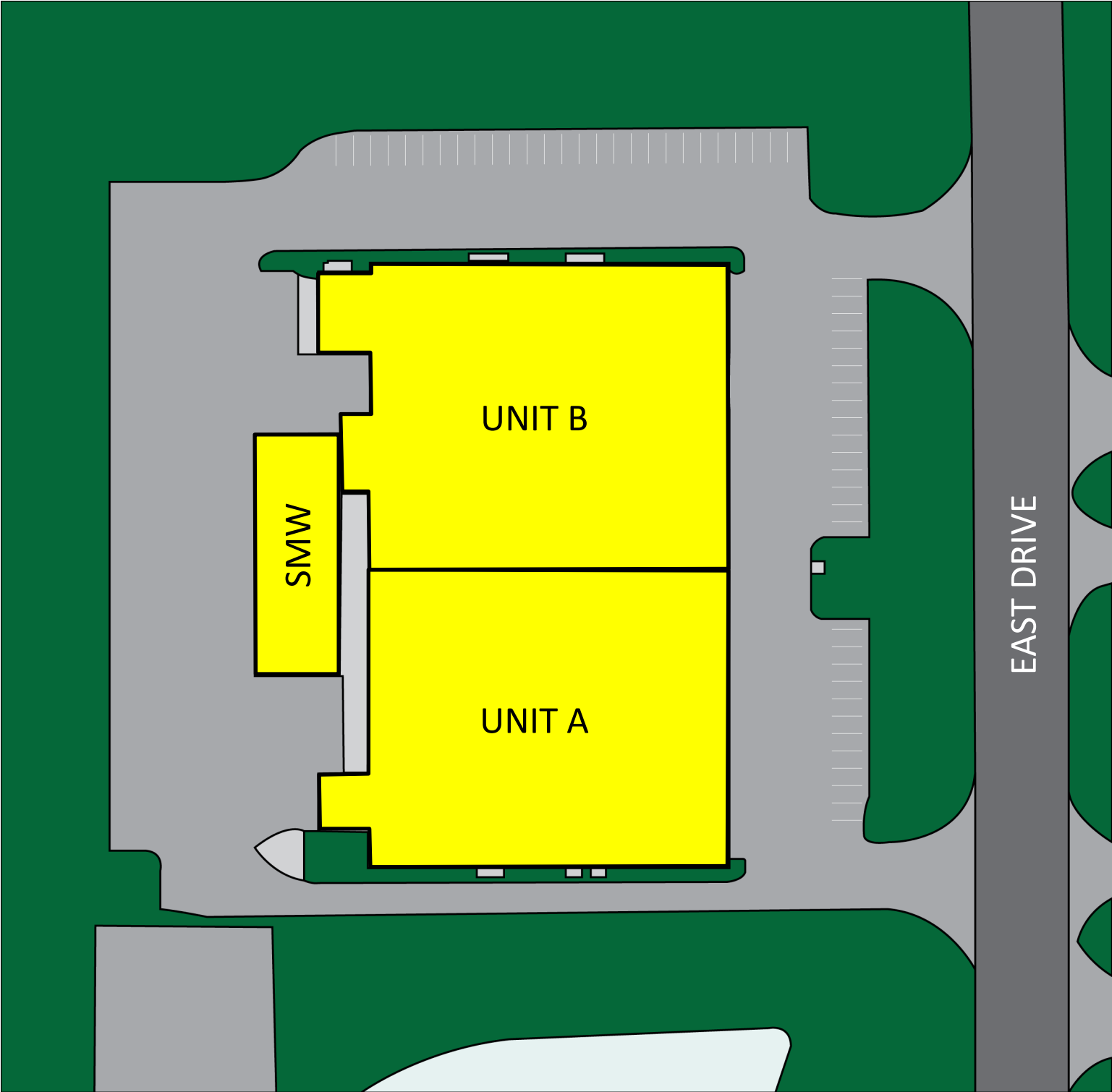
CONTACT INFO:

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

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SITE PLAN

360 East Drive, West Melbourne, FL 32904



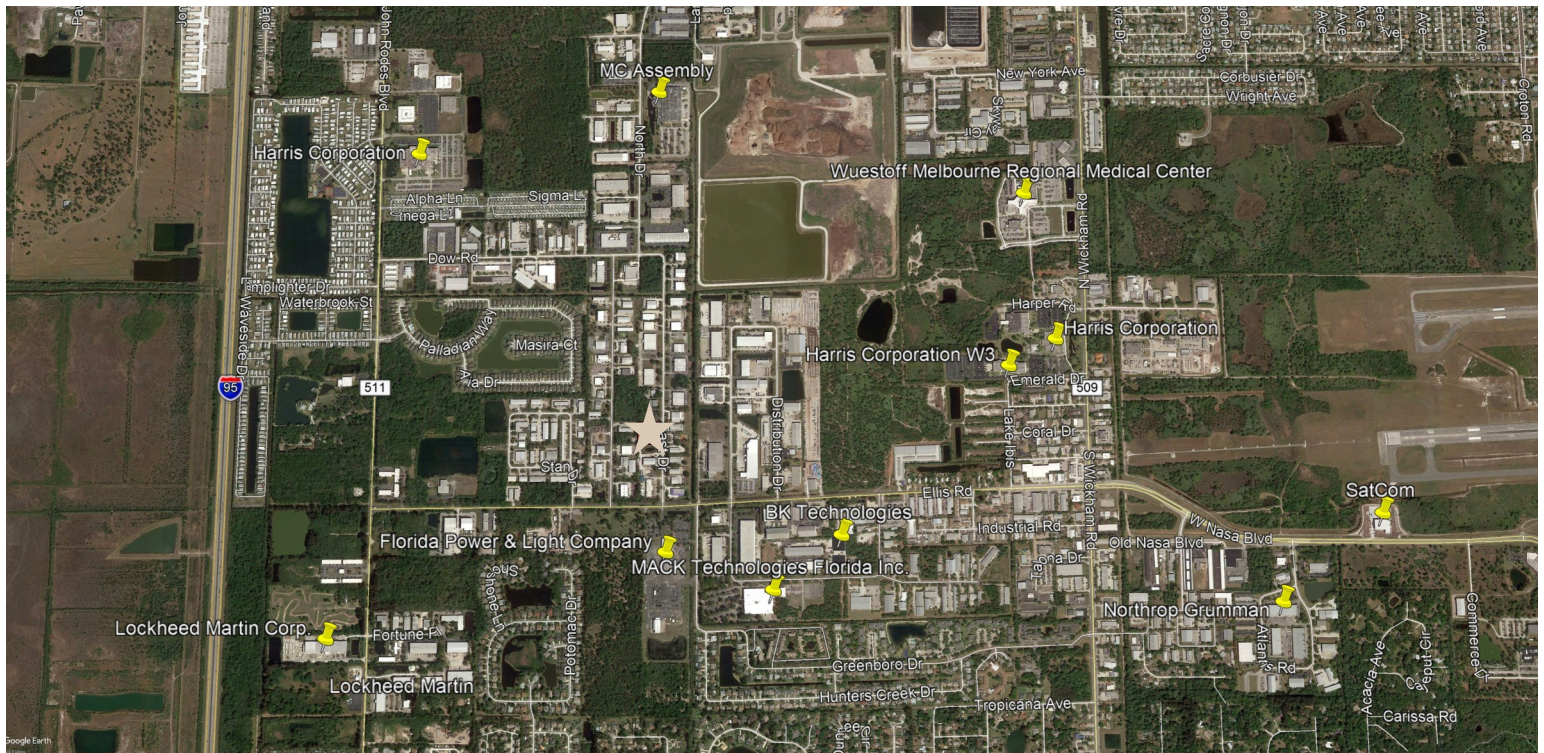
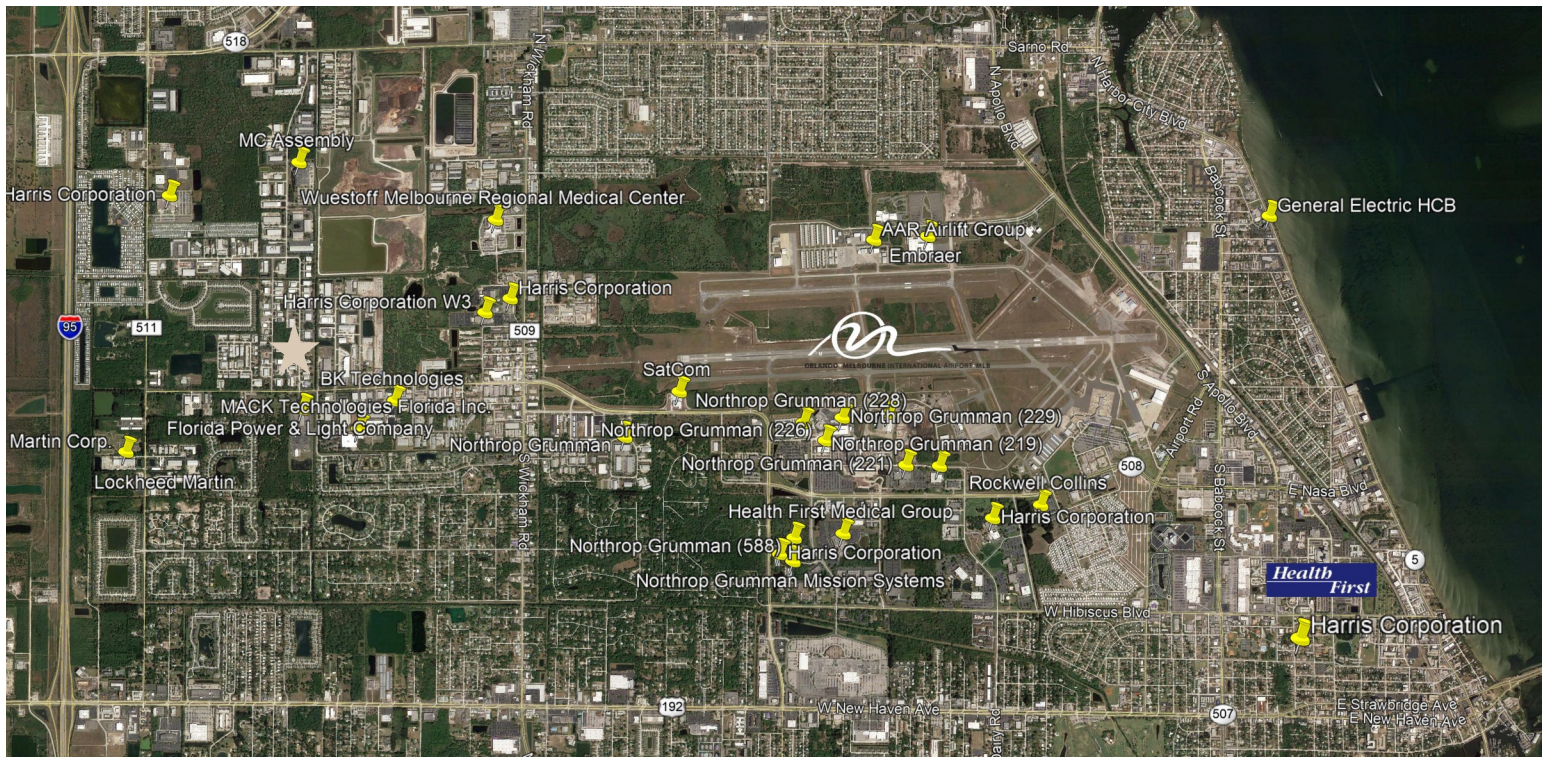
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LOCAL TENANT MAPS

360 East Drive, West Melbourne, FL 32904



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LOCAL TENANT NAMES

360 East Drive, West Melbourne, FL 32904

LOCKHEED MARTIN

HARRIS
CORPORATION

FLORIDA POWER &
LIGHT

HEALTH FIRST

NORTHROP GRUMMAN

GENERAL ELECTRIC

ROCKWELL COLLINS

MACK TECHNOLOGIES
FLORIDA INC.

SATCOM

MARTIN CORPORATION

MC ASSEMBLY



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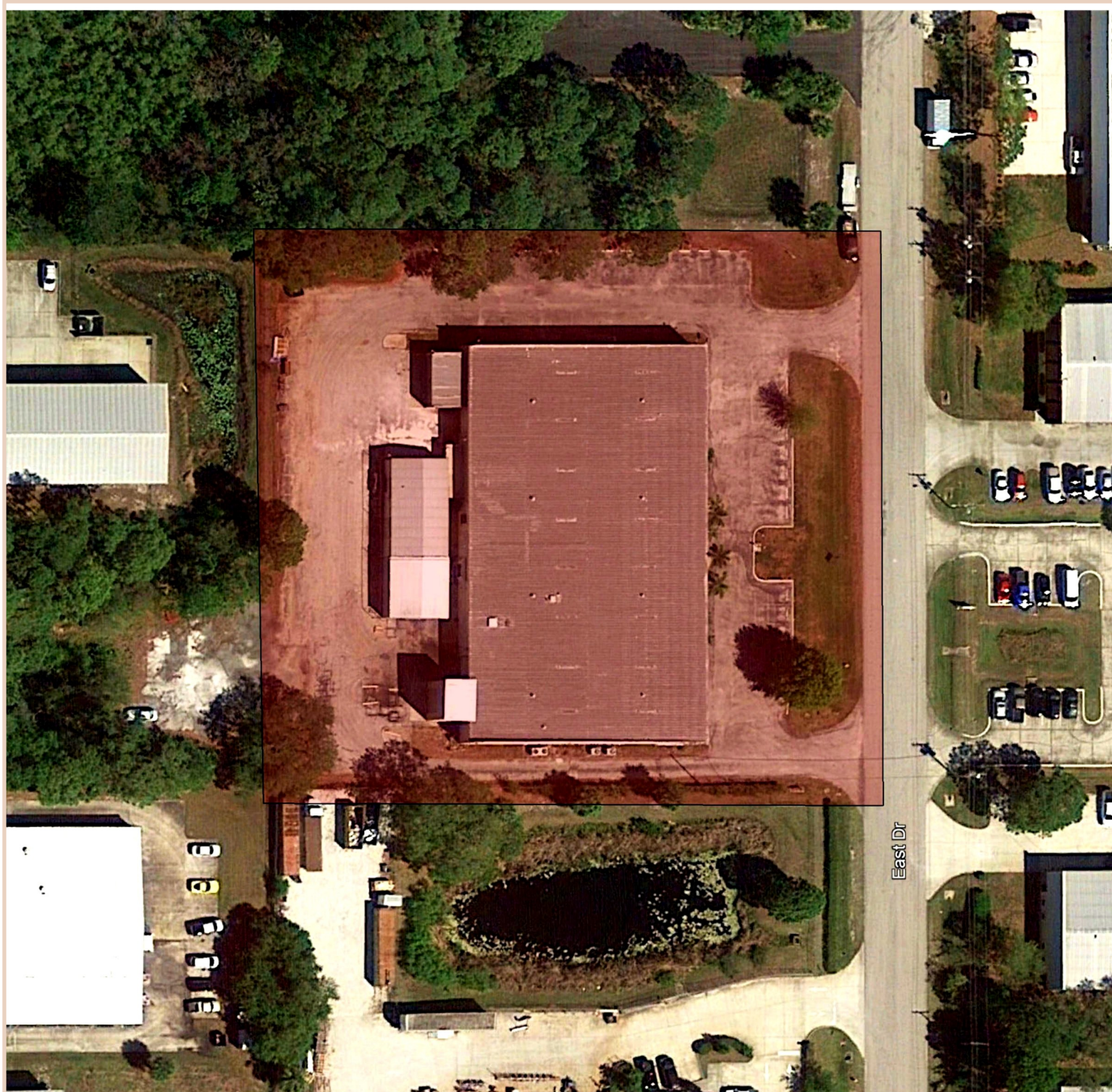
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AERIAL

360 East Drive, West Melbourne, FL 32904



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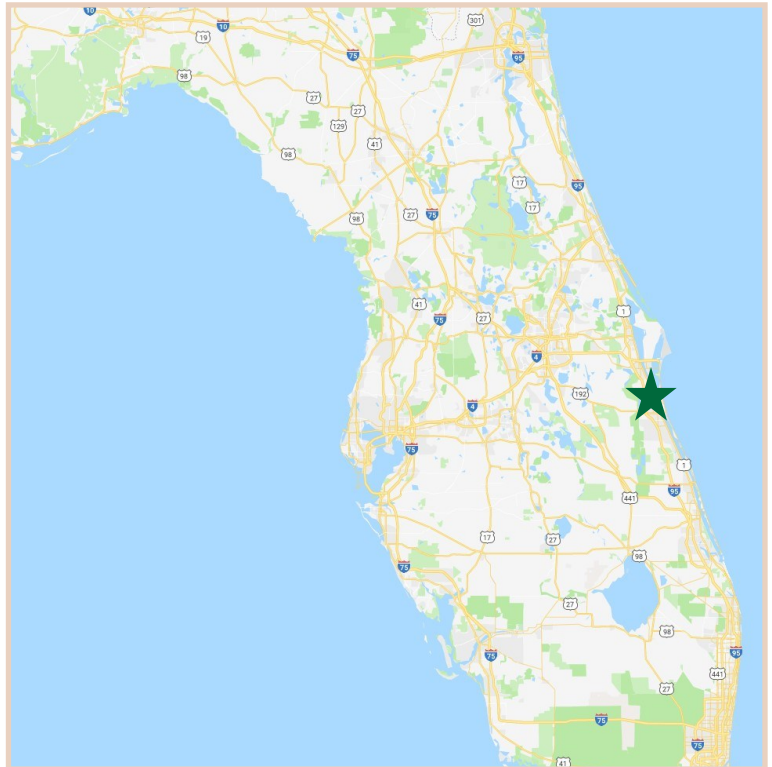
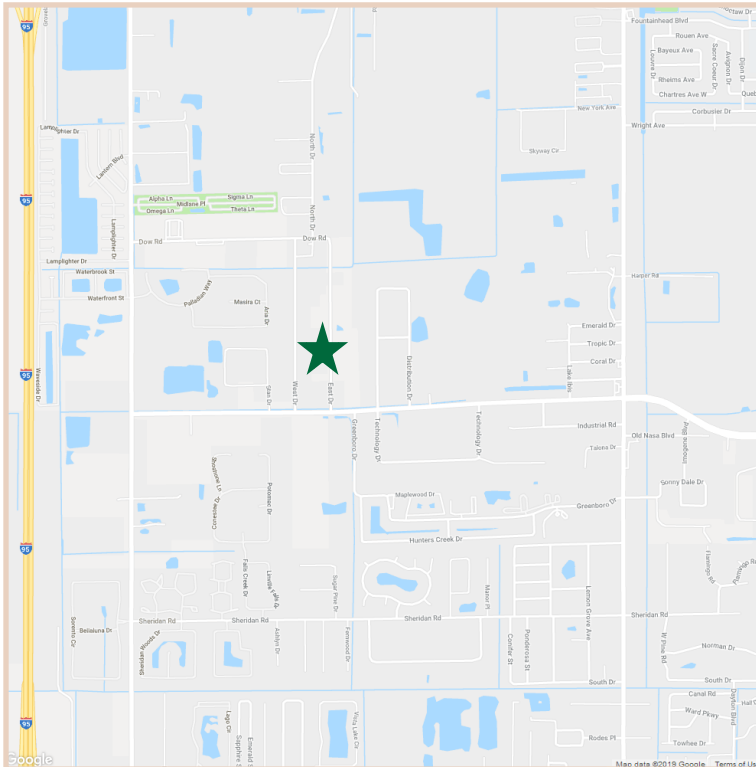
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LOCATION MAPS

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ADDITIONAL PHOTOS

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