

Stand-Alone Warehouse With Yard

6940 Sonny Dale Drive, West Melbourne, FL 32904

New Construction / Centrally Located / Cleared & Fenced Yard



OFFERING SUMMARY

Available SF: 6,000 SF

Lease Rate: \$15,000.00 per month
(MG)

Acreage: 1.53 Acres

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

PROPERTY OVERVIEW

New Construction. Anticipated Delivery Q1 2026
Interior: Est. 892 +/- SF HVAC Office with 2 ADA Restrooms.
Est. 5,108 SF Warehouse. Concrete Floor; est. 15' – 18' 8" Clear Height
Five 10' Wide x 14' Tall +/- Grade Level Doors
Total of 20 Asphalt Paved/Striped Parking Spaces.
100% Gated and Fenced. Mix of Asphalt and Concrete Paving in Yard
City Water/Sewer, 1-Phase 400 Amp FPL Electric
MG Lease Structure. No CAM/OPEX. Tenant Pays Utilities, Lawncare, etc.

LOCATION OVERVIEW

Strategically positioned just off of Nasa Boulevard which is the primary area connector between Interstate 95, Wickham Road and US1. Short drive to the Melbourne International Airport which is home to Northrop Grumman, L3Harris and Extant Aerospace among other employers. Lots of schools, restaurants and childcare nearby. Call today for details!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
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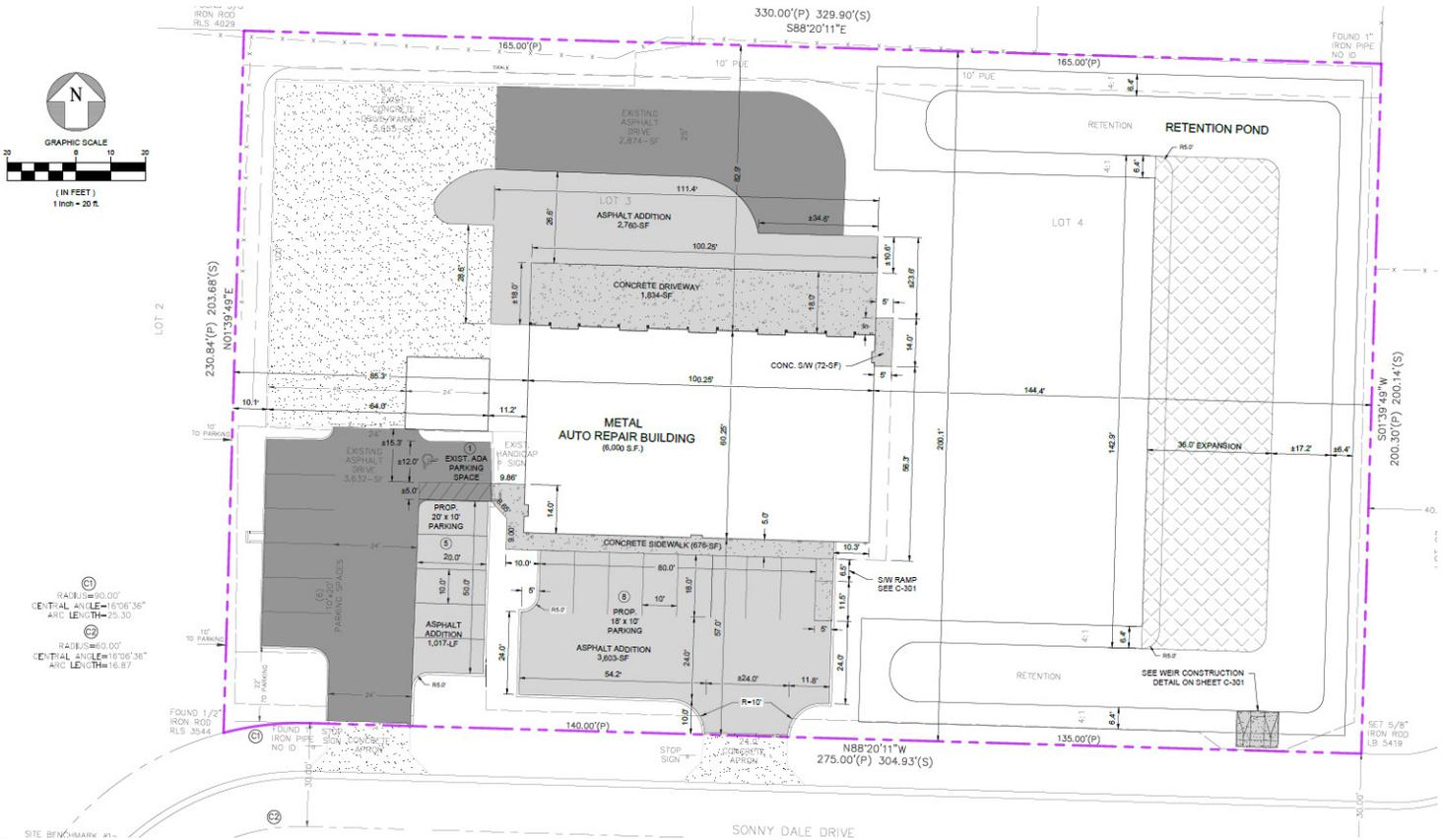
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Site Plan



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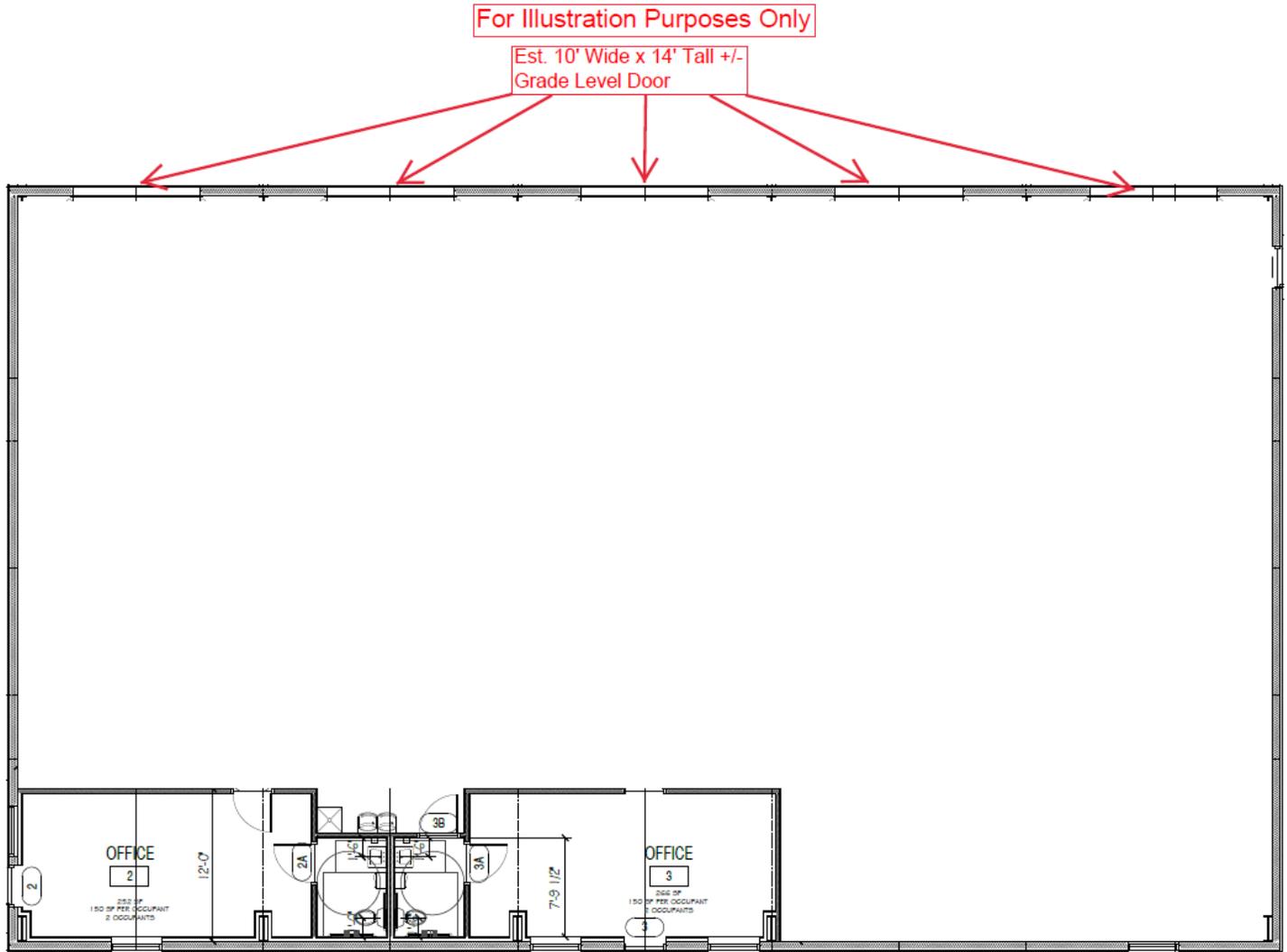
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Floor Plan - For Illustration Purposes Only



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Additional Photos



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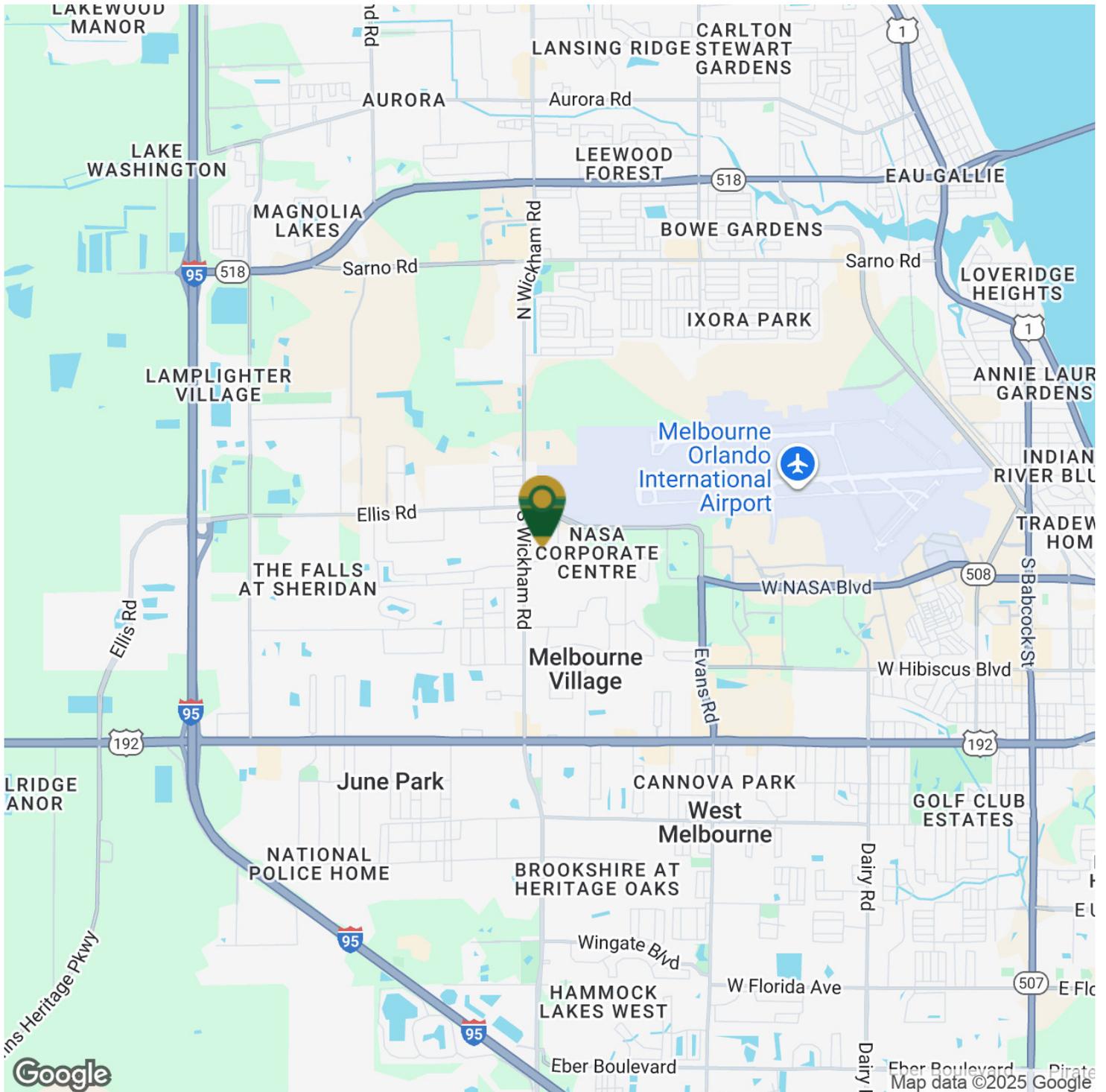
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Location Map



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