

# Ellis Road Warehouse For Sublease

7835 Ellis Road, West Melbourne, FL 32904

**Centrally Located / Straight Shot to I-95 / Available Immediately**



## OFFERING SUMMARY

**Available SF:** 18,750 SF

**Lease Rate:** \$11.00 SF/yr (NNN)

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

## PROPERTY OVERVIEW

Est. 2,000 SF Office/Showroom + 16,750 SF Warehouse = 18,750 SF Total  
Office/Showroom 100% HVAC. Tile Flooring & Drop Ceiling. 2 Restrooms  
Warehouse Concrete Flooring and est. 17' – 22' Clear Height  
Six 12' Wide x 14' Tall +/- Grade Level Doors. 2 Deep Well Docks w Levelers  
100% Fire Sprinklered. Water/Sewer. 3-Phase 400amp 240v FPL Electric  
15 Paved/Striped Asphalt Parking Spaces  
Traffic Count est. 19,600 VPD on Ellis Road  
Sublease Term Expires 9/30/2027  
Est. \$2.65 PSF OPEX. Tenant Pays Water, Electric & Dumpster.

## LOCATION OVERVIEW

Strategically positioned directly on Ellis Road which is the primary area connector between Interstate 95, St. Johns Heritage Parkway and US Highway 1. The Melbourne International Airport is a short drive to the east. Surrounding employers include Blue Origin, L3Harris, Amazon, Northrop Grumman and Wabtec to name a few. Call today for details!



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

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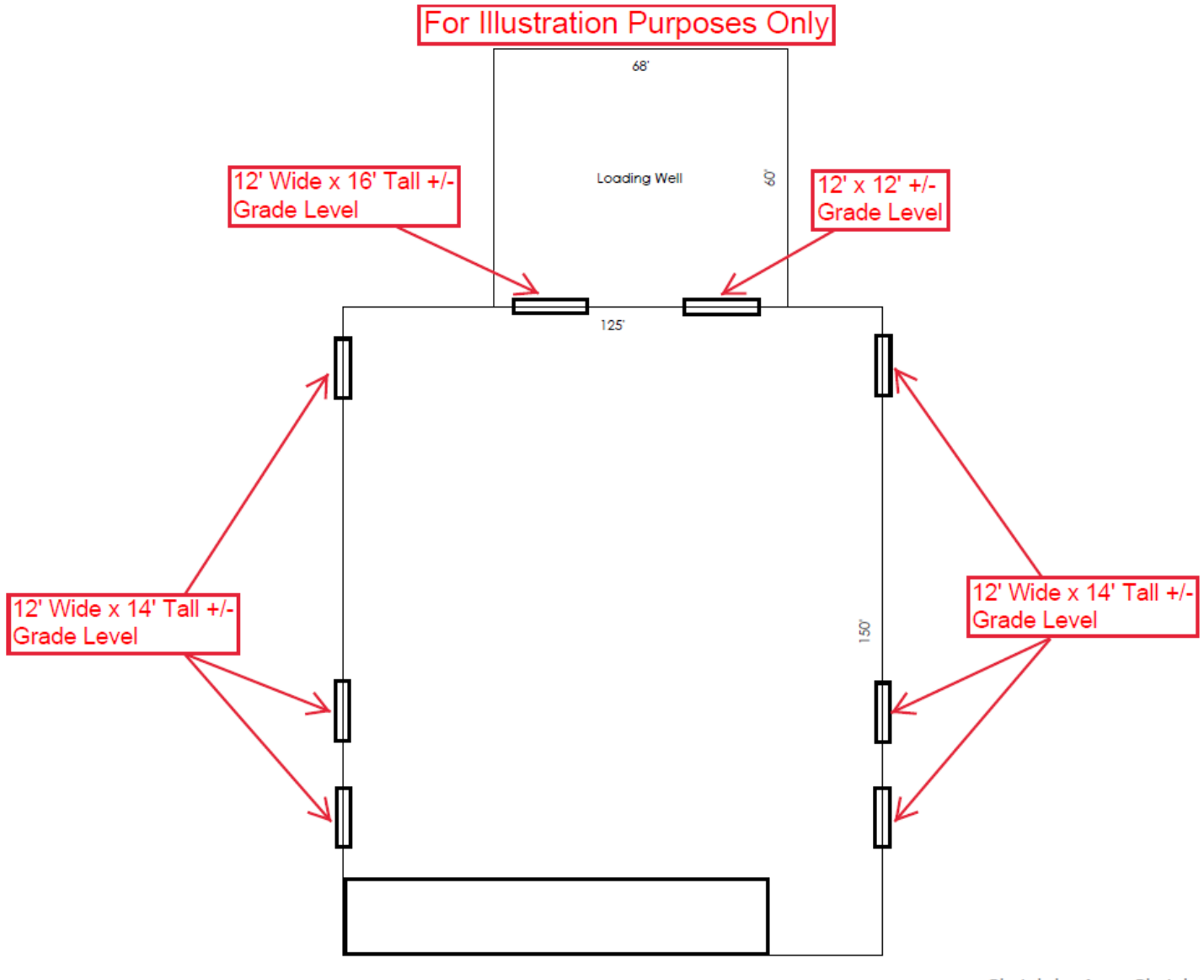
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Sketch



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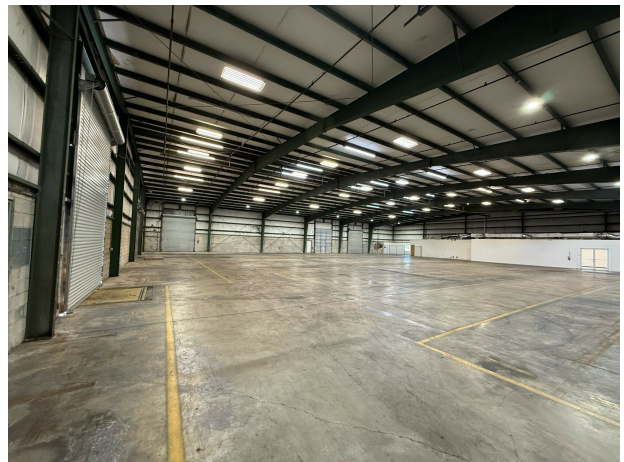




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## Additional Photos



Individual Members  
Michael S. Ullian

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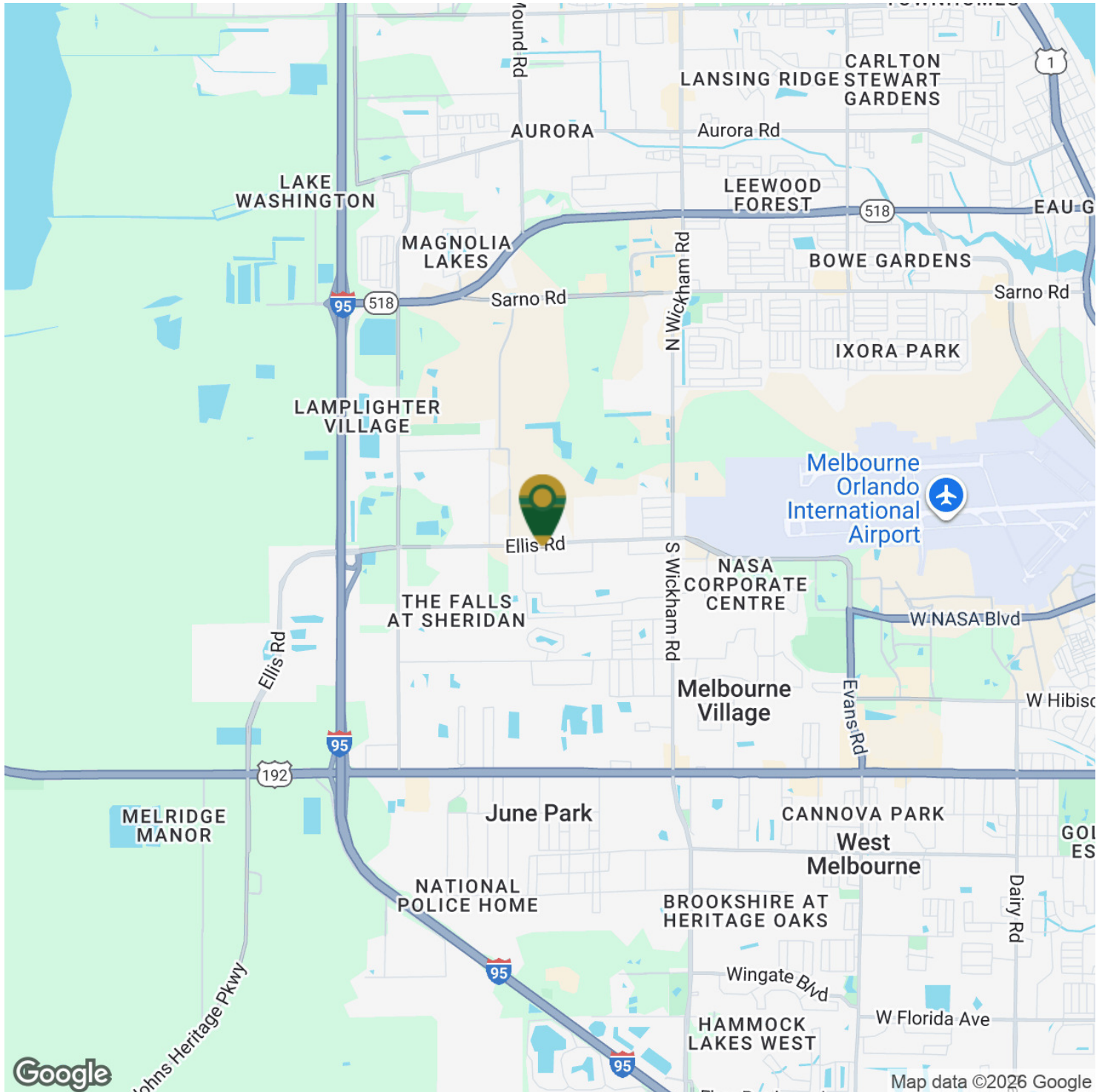
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## Location Map



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