

# 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**

Licensed Real Estate Broker

Cell: 321.258.7556

mike@ullianrealty.com

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

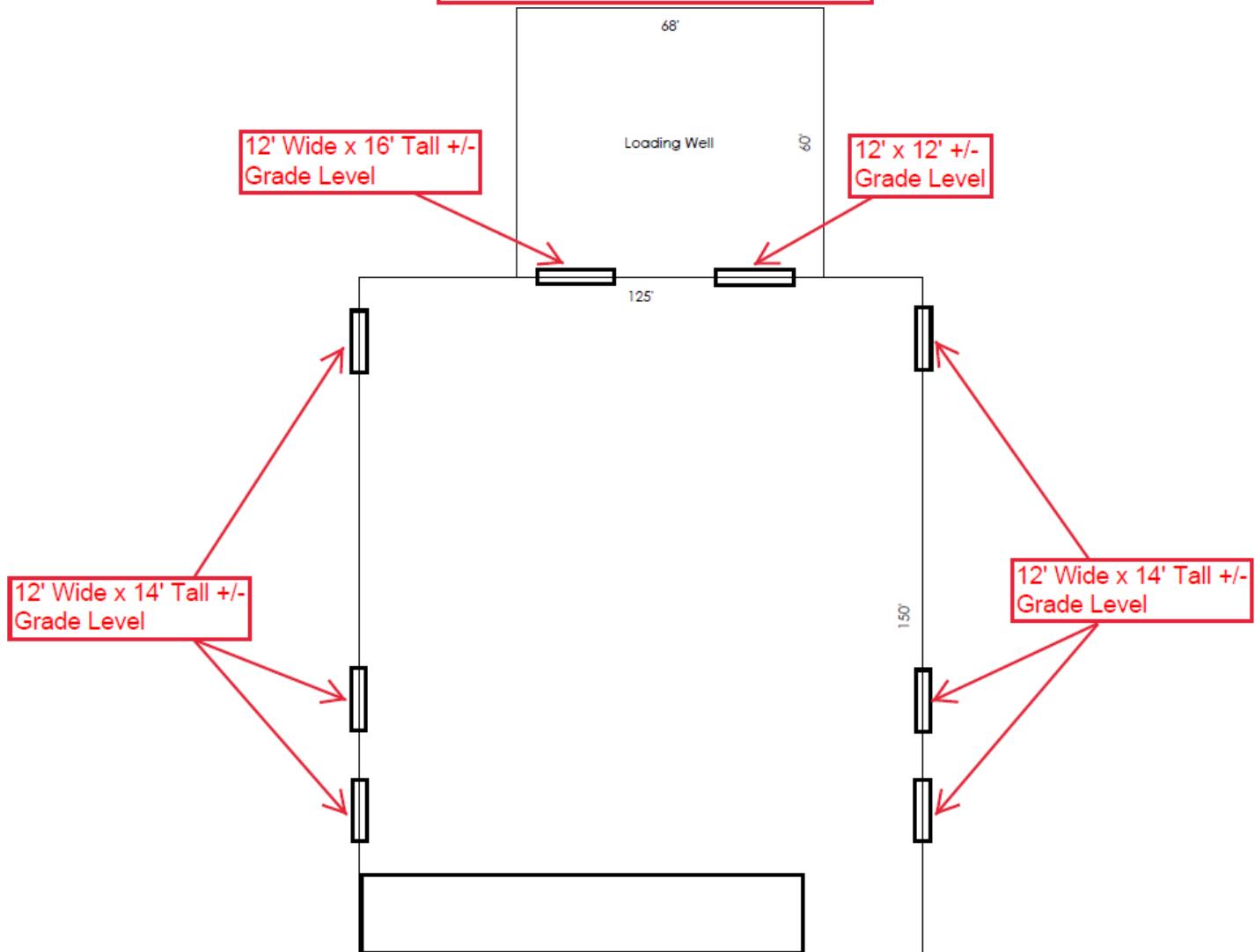
The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

# Ellis Road Warehouse For Sublease

7835 Ellis Road, West Melbourne, FL 32904

## Sketch

For Illustration Purposes Only



Individual Members  
Michael S. Ullian

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

Licensed Real Estate Broker

Cell: 321.258.7556

mike@ullianrealty.com

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com

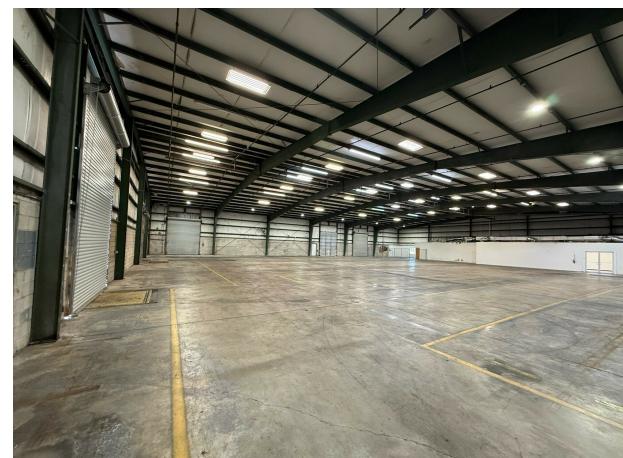


**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

# Ellis Road Warehouse For Sublease

7835 Ellis Road, West Melbourne, FL 32904

## Additional Photos



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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com

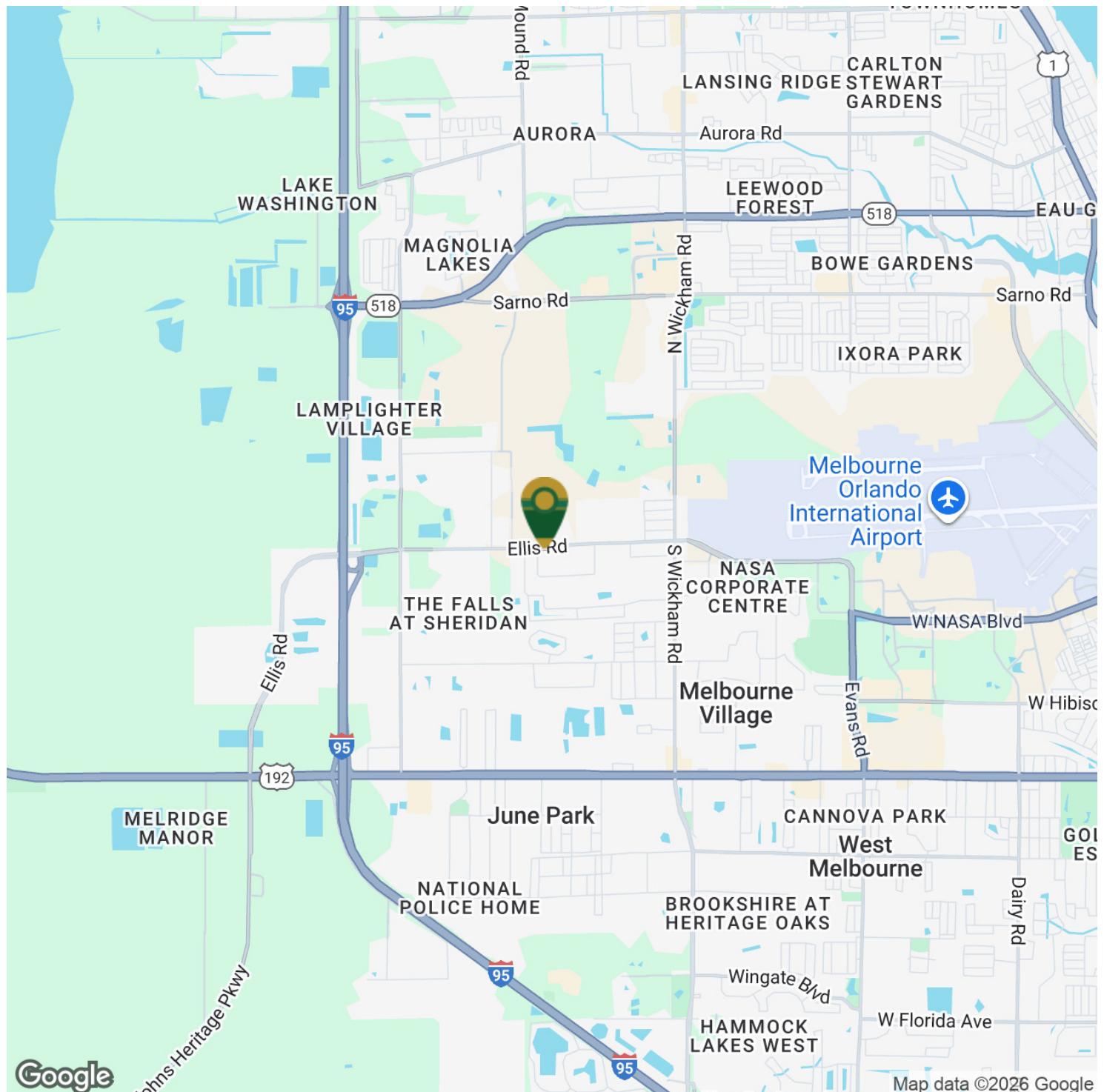


**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

# Ellis Road Warehouse For Sublease

7835 Ellis Road, West Melbourne, FL 32904

Location Map



Individual Members  
Michael S. Ullian

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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



Individual Members  
Michael S. Ullian  
Zachary M. Ullian