

FOR LEASE



FACILITY OVERVIEW:

**±23,569 SF Industrial HVAC
Storage & Warehouse w/
Freezer Space**



**7856 ELLIS ROAD
MELBOURNE, FLORIDA**

BUILDING BREAKDOWN:

**± 23,569 SF of HVAC warehouse w/ ±4,500 SF
of walk-in freezer & cooler space**

Ability to convert to all cooler warehouse & add Dock-Hi Doors as needed

FOR INFO CONTACT:



LIGHTLE BECKNER ROBISON
• INCORPORATED •
COMMERCIAL REAL ESTATE SERVICES

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7856 Ellis Road Melbourne

±23,569 SF

Available For Lease

BUILDING OVERVIEW

Building SF +/- 69,142 SF

Total Office SF +/- 5,107 SF

Clear Height +/- 25'

Total Acreage 7.18 SF

Power Three Phase

Zoning Light Industrial

Built / Renovated 2015 / 2016

Asking Rent \$15/sf/yr NNN

CALL FOR PRICING

OFFERING SUMMARY

Located less than one mile from Interstate 95 and just a few minutes from US Highway 1, this 69,142 SF industrial cold storage and warehouse distribution facility is the only one in its class on the Space Coast. The property offers 23,569 SF of fully HVAC warehouse space with prime street frontage, office space, walk in freezer & cooler storage, and if needed the unit can be converted into all cooler space (*32 degrees) and additional Dock Hi loading can be accommodated.

Contact our team today to learn more!

WAREHOUSE FEATURES:

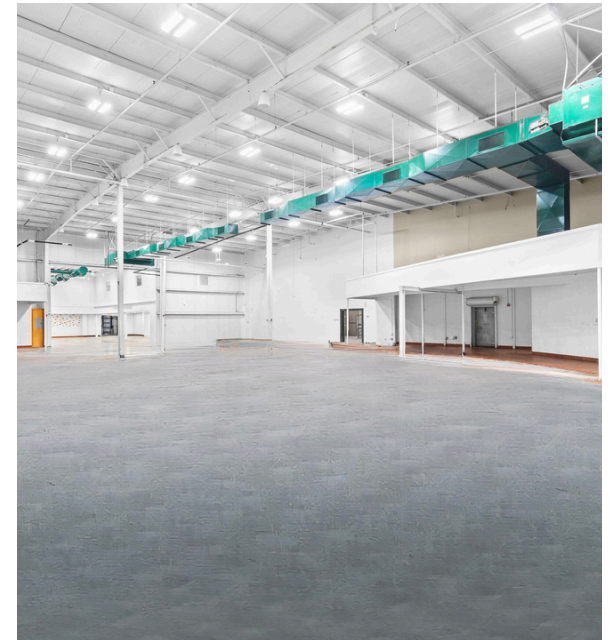
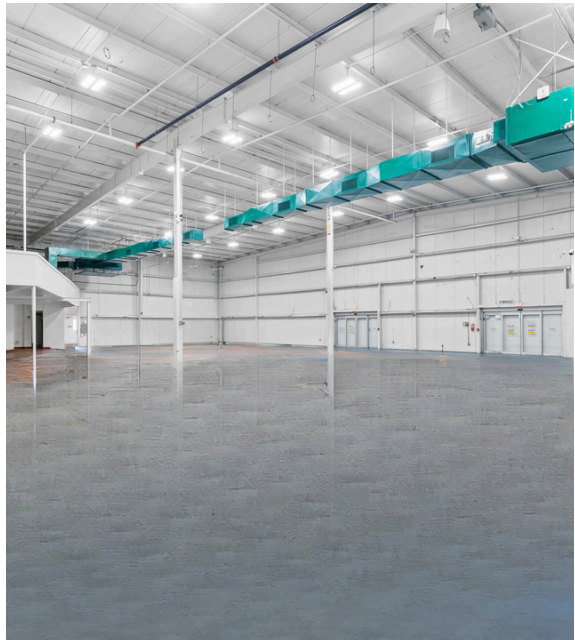
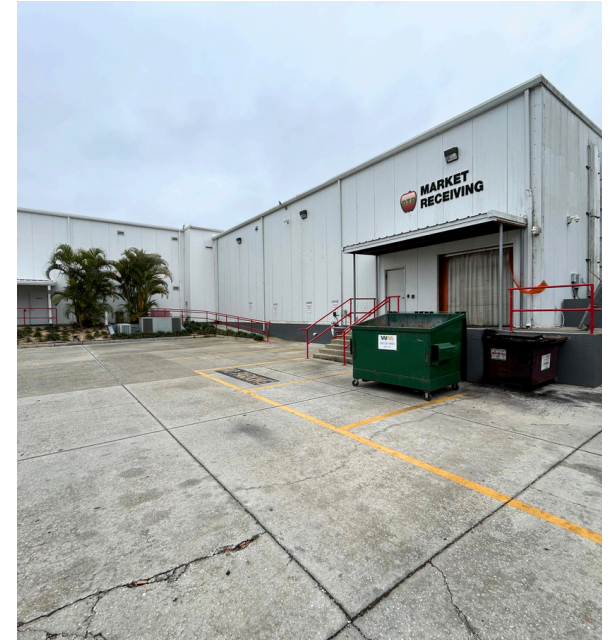
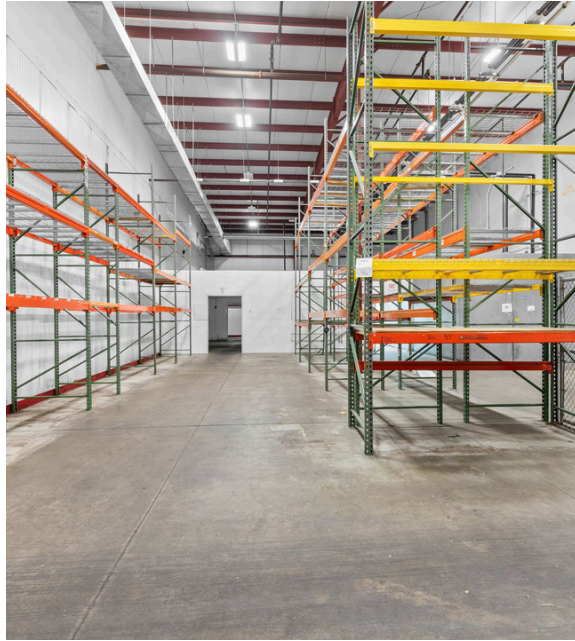
- Large Walk-in Freezer / Cooler Areas
- Ample upstairs office / Surface level parking / Open HVAC Warehouse
- Prime Location near Interstate 95 on Ellis Road in Melbourne, Florida
- Opportunities for Small Grocery Tenant / Light Manufacturers / Storage, Etc.

LOCATION INSIGHT

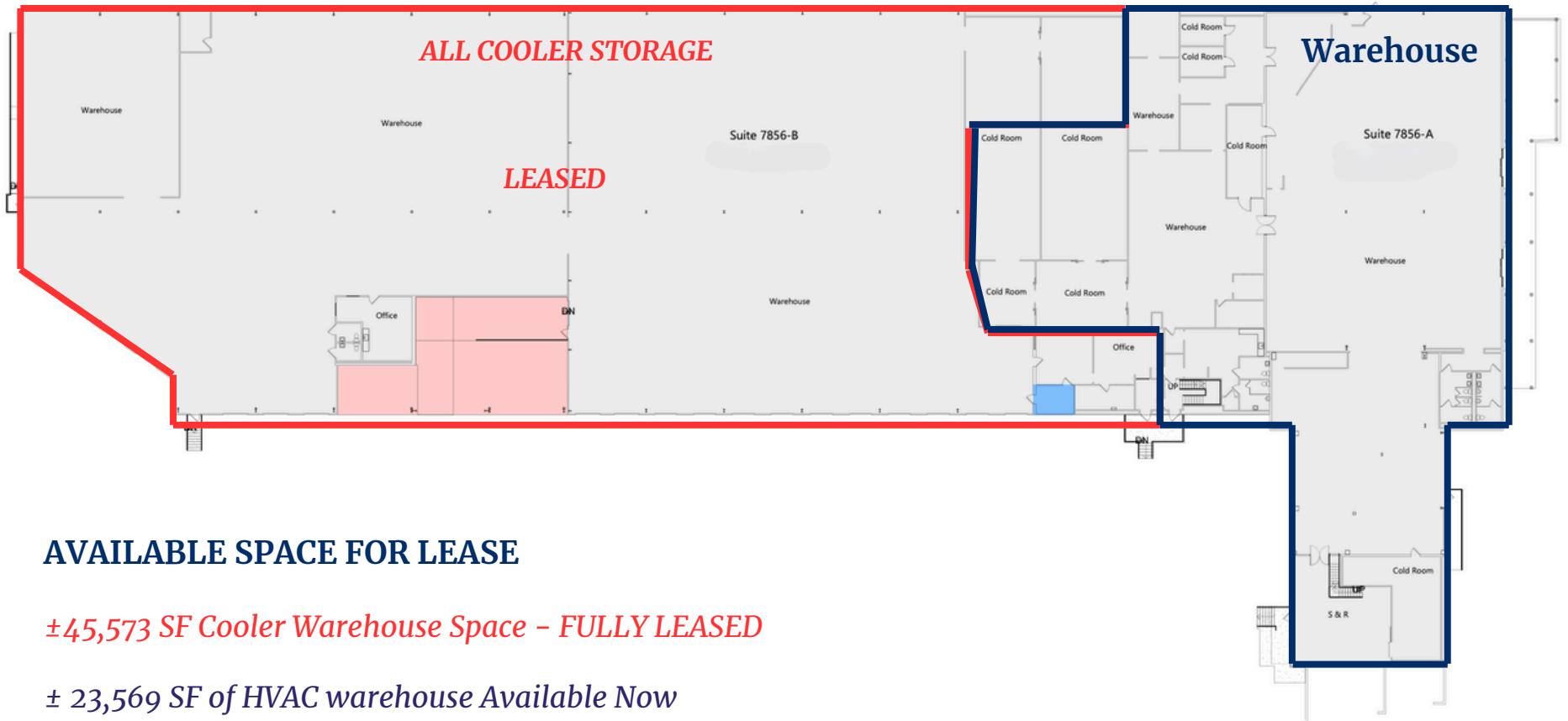


INFORMATION CONTAINED HEREIN BELIEVED ACCURATE HOWEVER NOT WARRANTED

PROPERTY PHOTOS



FLOOR PLAN



AVAILABLE SPACE FOR LEASE

±45,573 SF Cooler Warehouse Space - FULLY LEASED

± 23,569 SF of HVAC warehouse Available Now

Remaining space can be converted to cooler warehouse, terms apply

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