

Technology Center

7600 Technology Drive, West Melbourne, FL 32904

11,250 sf or 22,500 sf Dock High Warehouse



OFFERING SUMMARY

Available SF:	11,250 - 22,500 SF
Lease Rate:	\$8.95 SF/yr (NNN)
Acreage:	11.0 Acres
Year Built:	2019
Facility SF:	22,500 SF
Zoning:	Light Industrial

PROPERTY OVERVIEW

Currently under construction is a 22,500 sf warehouse property set for completion by year end 2019. The building is 100 ft deep and 225 ft wide with a clear eave height of 20 ft. The building is concrete block up to 10 feet and then metal the remaining height with an insulated metal roof. The property will feature dock high loading doors with easy access for 53' tractor trailer loading. Grade level loading with a ramp is a possible upgrade. The space is configured to be split in half or the full building can be used by one tenant. Estimated 2019 CAM is \$1.87/sf.

LOCATION OVERVIEW

Technology Drive is a loop off of Ellis Road between Wickham Road and John Rodes Blvd. The I-95 & Ellis Road interchange is currently under construction and scheduled to be completed in spring 2021. This interchange will provide more direct access from Interstate 95 and to the Melbourne International Airport.

PROPERTY HIGHLIGHTS

- 20 ft clear eave height - Dock high loading
- Fully fire sprinklered - 3 phase power
- Customized tenant build out
- Occupancy January 2020



Individual Members
Michael S. Ullian
Adam Rathbun

Adam Rathbun, CCIM

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Location Maps



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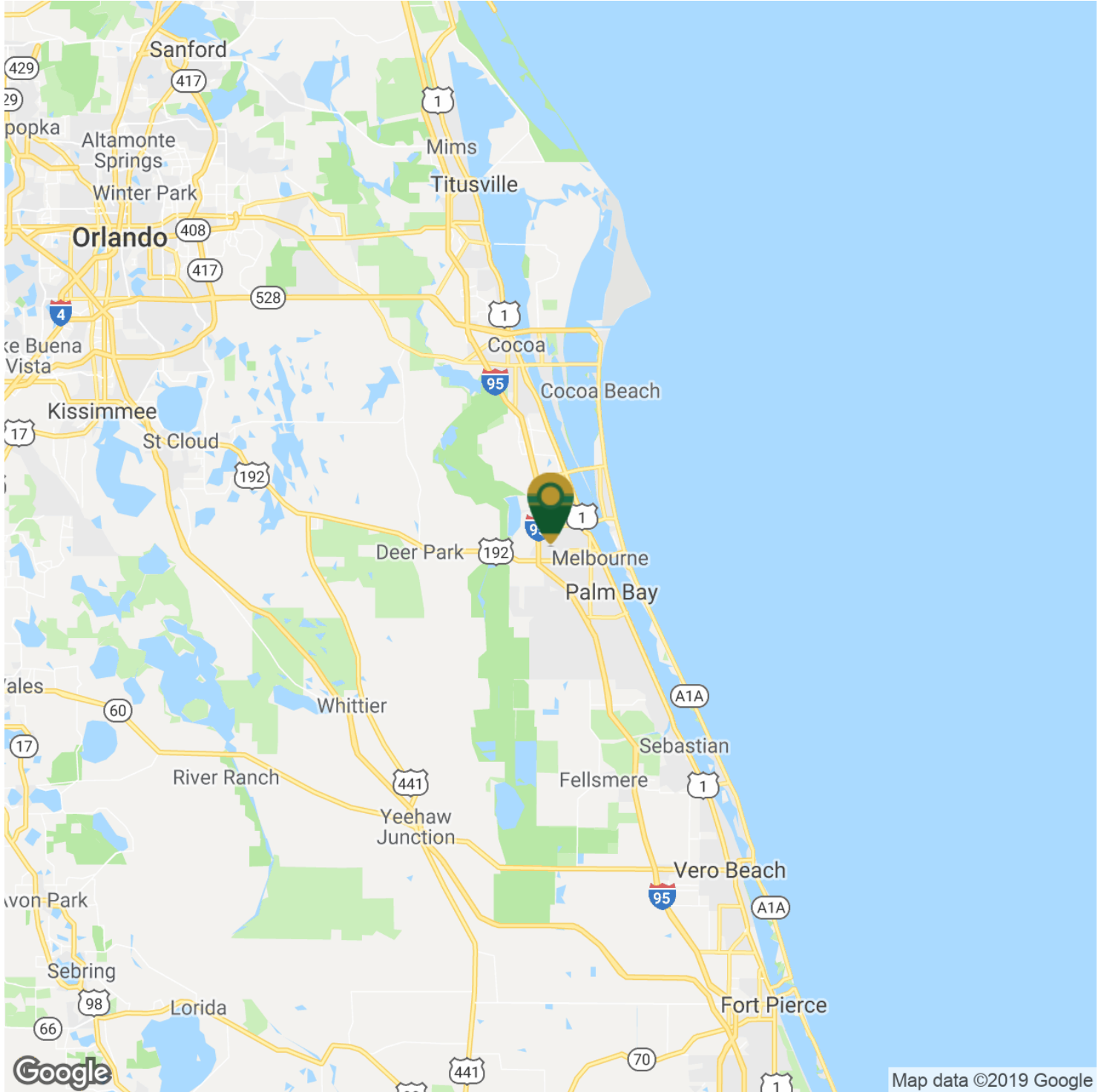
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New I-95 & Ellis Road Interchange



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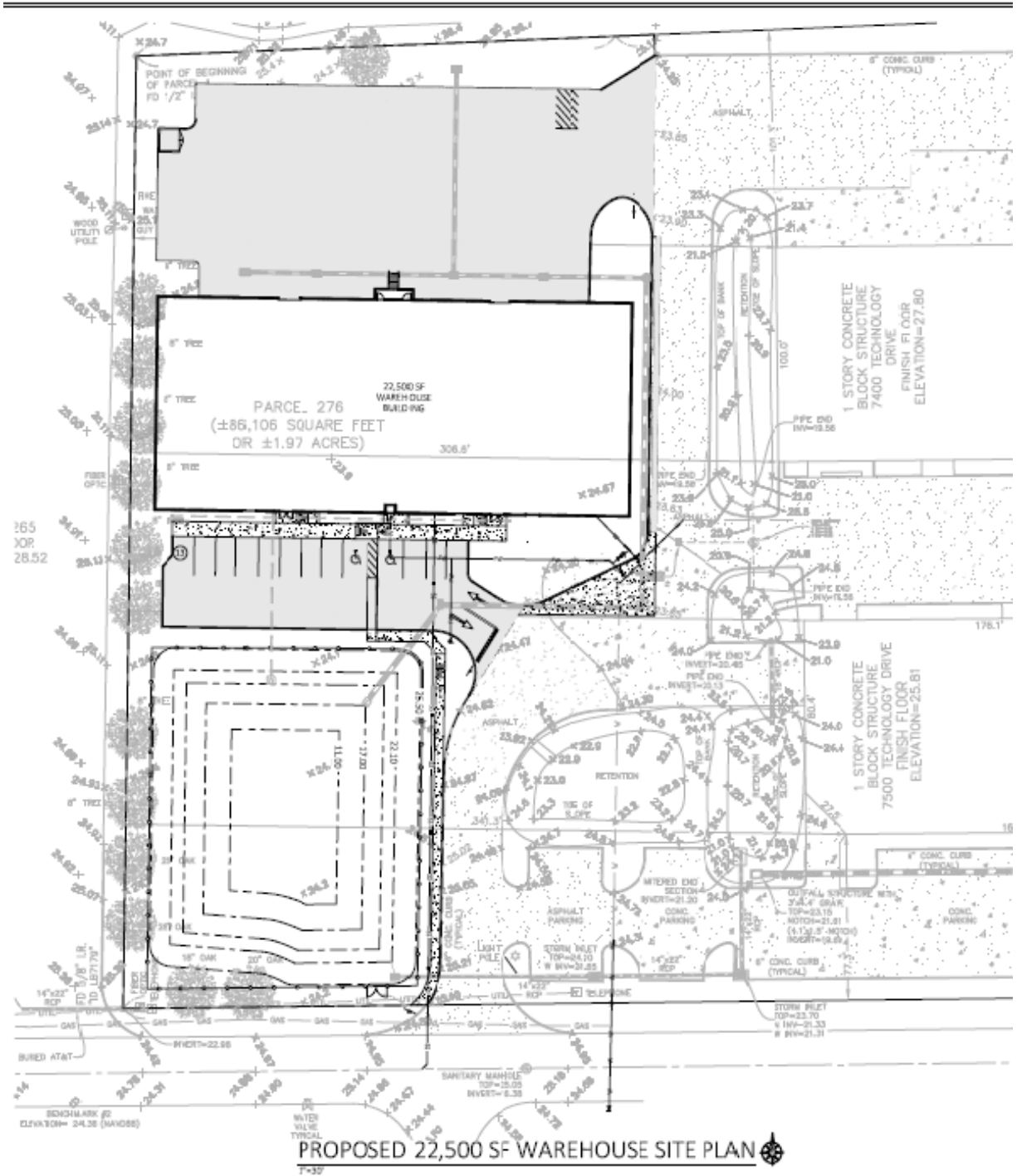
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Site Plan

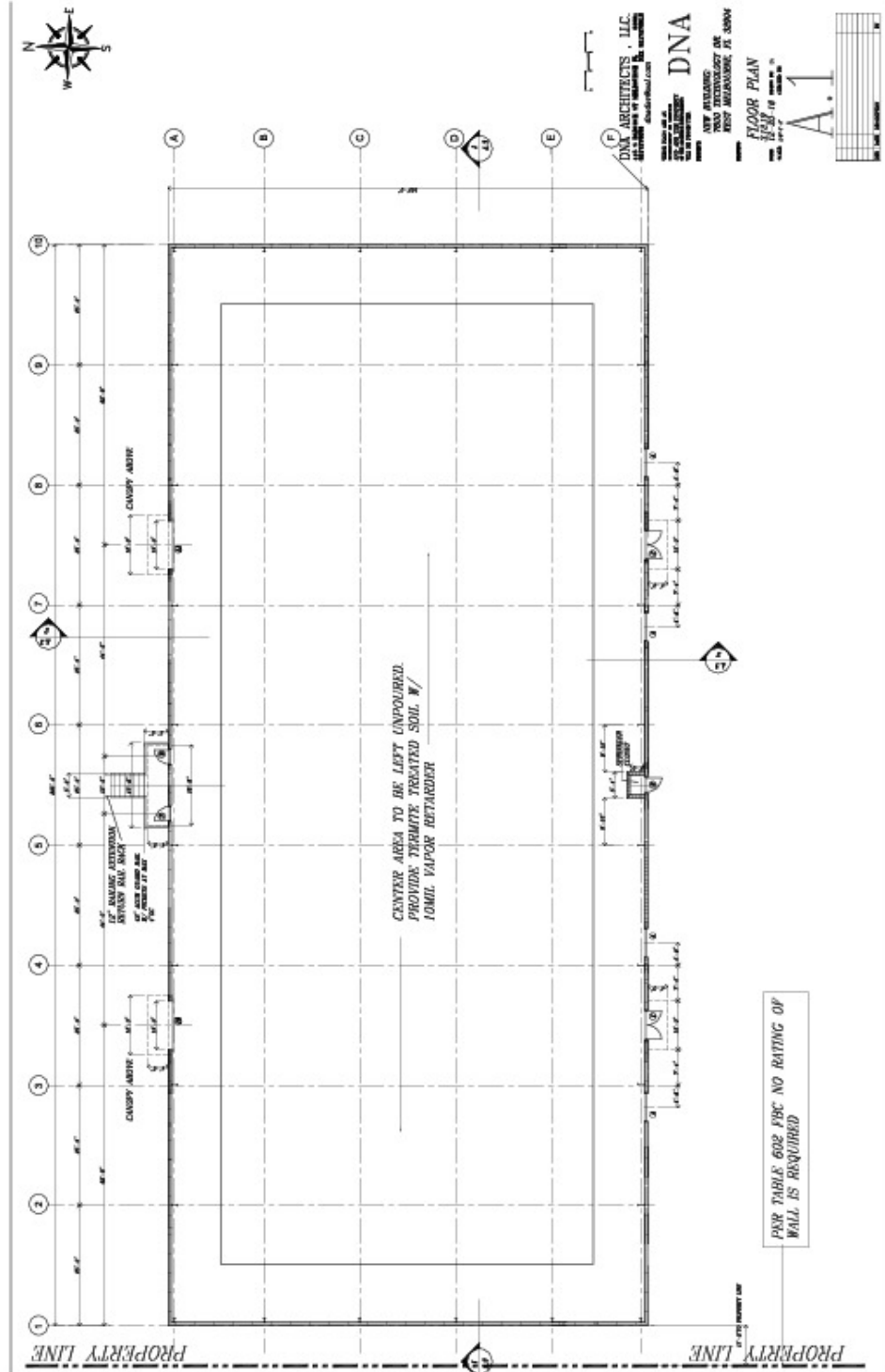


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Floor Plans



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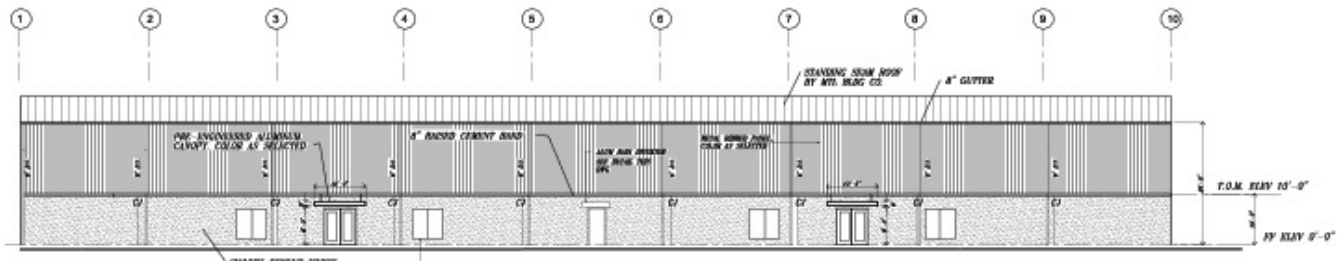
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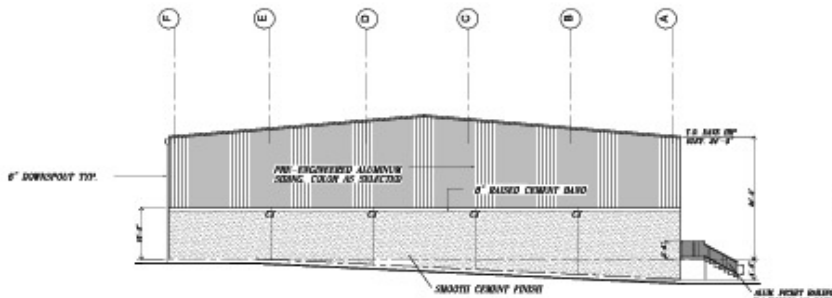
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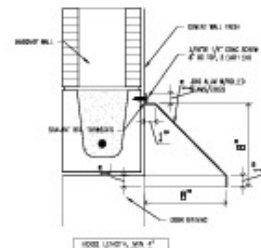
Front Elevation



SOUTH ELEVATION



EAST ELEVATION



A RAIN HOOD DETAIL

DNA ARCHITECTS, LLC.
 117 S. BURNING WOOD AVENUE, SUITE 100
 WEST MELBOURNE, FL 32904
 dnaarchitects.com

DNA

NEW BUILDING
 7600 TECHNOLOGY DR
 WEST MELBOURNE, FL 32904

BUILDING ELEVATIONS

DATE: 12/20/18 DRAWN BY: JH
 SCALE: 1/8" = 1'-0" CHECKED BY:

A.2

NO.	DATE	REVISION

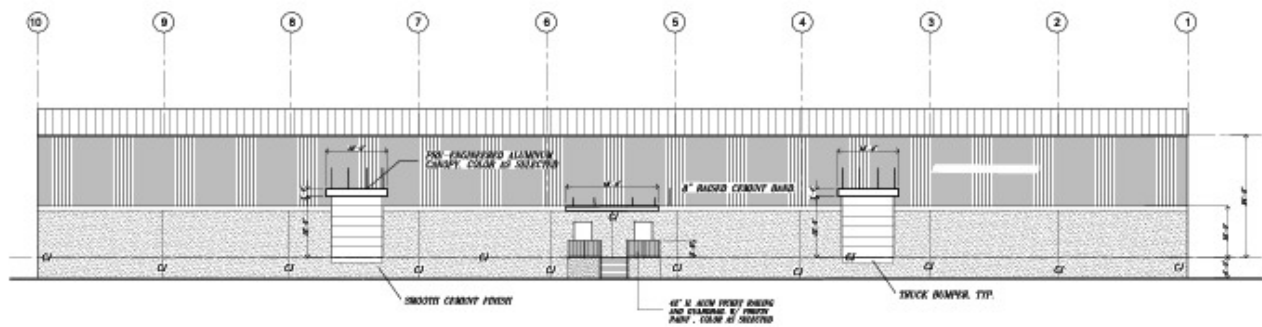


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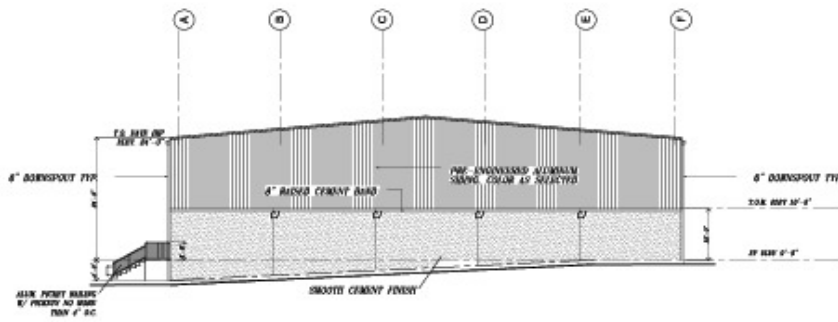
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Rear Elevation



NORTH ELEVATION



WEST ELEVATION

DNA ARCHITECTS, LLC
 401 S. BOULDER ST. MELBOURNE, FL 32904
 321.266.9200
 dnaarchitects.com

DNA

NEW BUILDING
 7600 TECHNOLOGY DR.
 WEST MELBOURNE, FL 32904

BUILDING ELEVATIONS
 11.2.19
 12.20.19
 12.20.19

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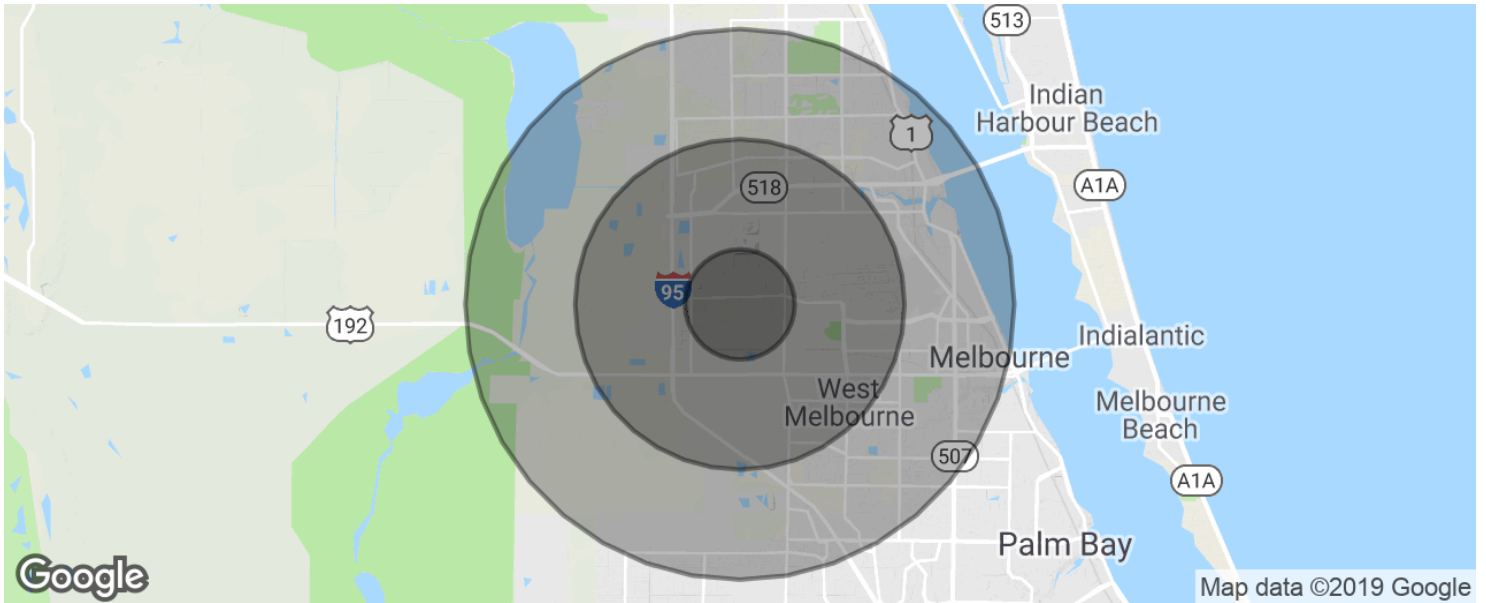
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,936	32,725	98,387
Median age	51.1	46.5	43.3
Median age (Male)	48.7	44.3	41.2
Median age (Female)	52.1	48.1	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,698	13,810	40,840
# of persons per HH	2.3	2.4	2.4
Average HH income	\$56,508	\$55,734	\$57,175
Average house value	\$57,218	\$153,081	\$192,373

* Demographic data derived from 2010 US Census



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