FOR LEASE OR SALE

FACILITY OVERVIEW:

±69,142 SF Industrial Cold Storage & Warehouse Distribution Facility

7856 Ellis Road

Melbourne, Florida

BUILDING BREAKDOWN:

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

±45,573 SF Cooler Warehouse Space

FOR INFO CONTACT:

LBR

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INFORMATION CONTAINED HEREIN BELIEVED ACCURATE HOWEVER NOT WARRANTED

LBR

7856 Ellis Road Melbourne

±69,142 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
Lease Type	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 45,573 SF of cooler warehouse *(32* Degrees)* space. The property can be utilized for a single tenant user and or demised down to fit various size requirements, contact our team today to learn more!

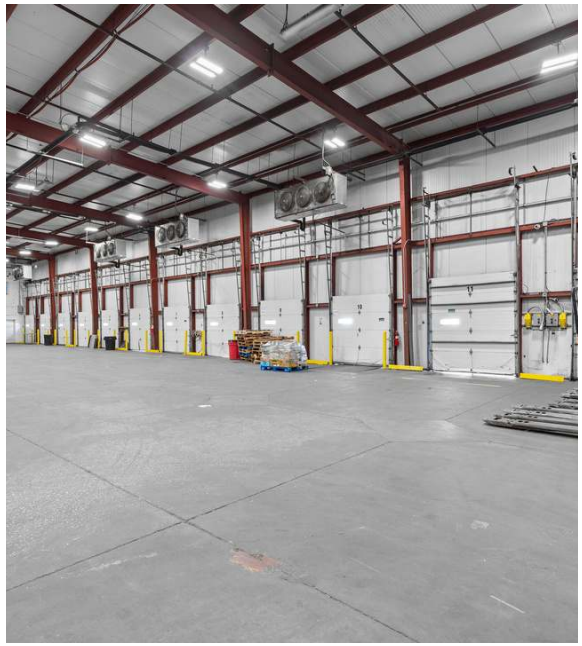
WAREHOUSE FEATURES:

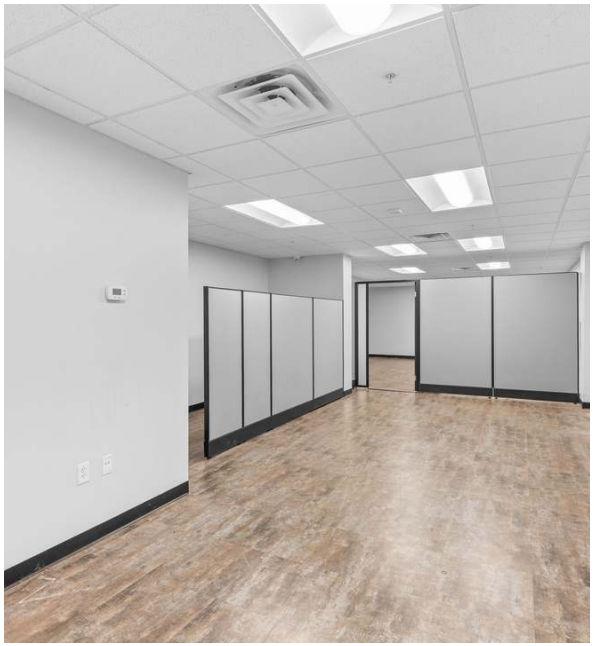
- Large Walk-in Freezer / Cooler Areas
- Ample upstairs office / Surface level parking / Open HVAC Warehouse
- Prime Location near Interstate 95 on Ellis Road in Melbourne, Florida
- Opportunities for Small Grocery Tenant / Light Manufacturers / Storage, Etc.
- Potential for ±1 Acre of outside storage in the front parking lot

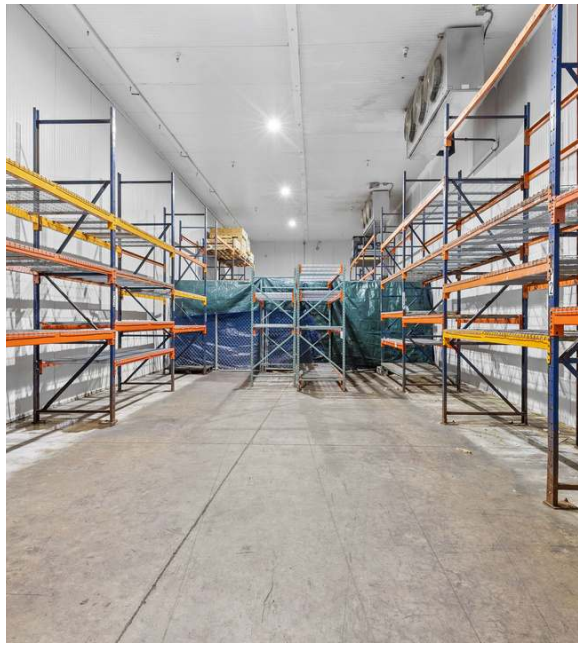
LOCATION INSIGHT

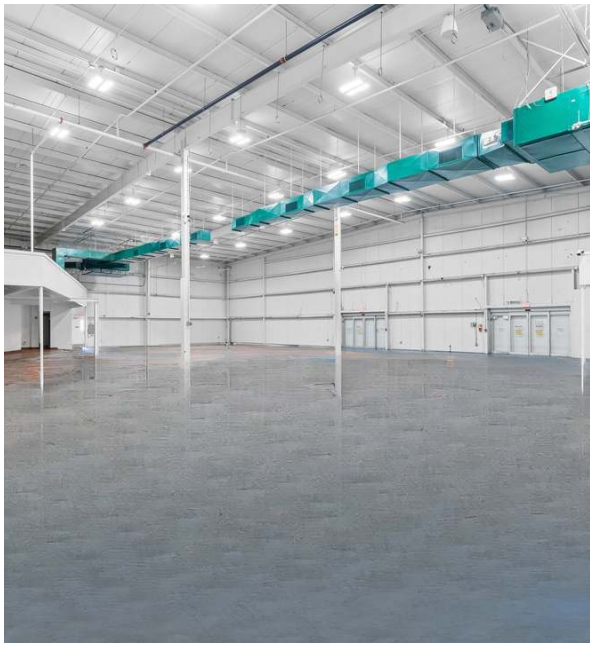
LBR

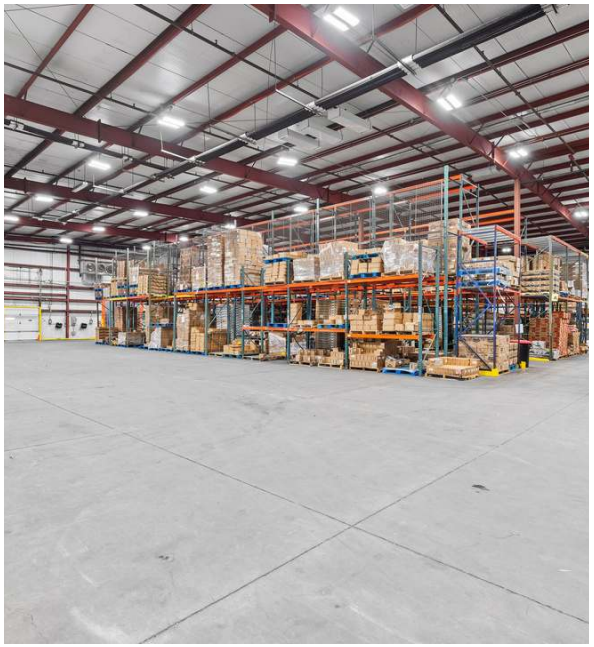
PROPERTY PHOTOS











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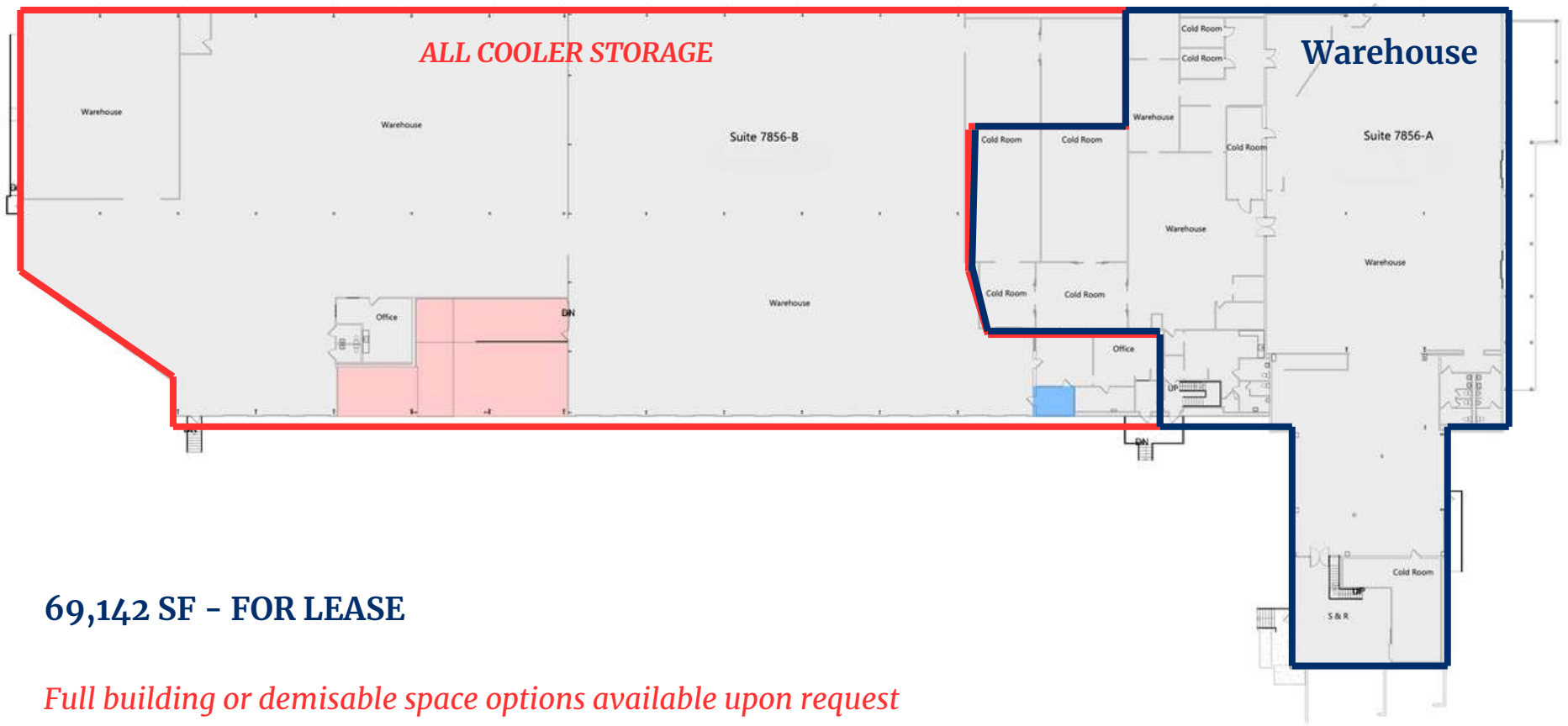
FLOOR PLAN



69,142 SF - FOR LEASE

Full building or demisable space options available upon request

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