

FOR LEASE

7755 Ellis Road West
Melbourne, FL 32904

Colliers
INTERNATIONAL



Property Features

- › 14,490 SF available
- › Office: 1,110 SF
- › Zoning: M-1, Light Industrial
- › Dock-High Doors: Two 8' x 10' and one 12' x 10'
- › Clear Height: 18'
- › Power: Brand new single-phase 400 amp service
- › HVAC: Brand new Goodman 4-ton HVAC in office and showroom
- › Construction: Block and metal
- › Utilities:
 - Electric: Florida Power & Light
 - Water: City of West Melbourne
- › Parking: Ample

Location

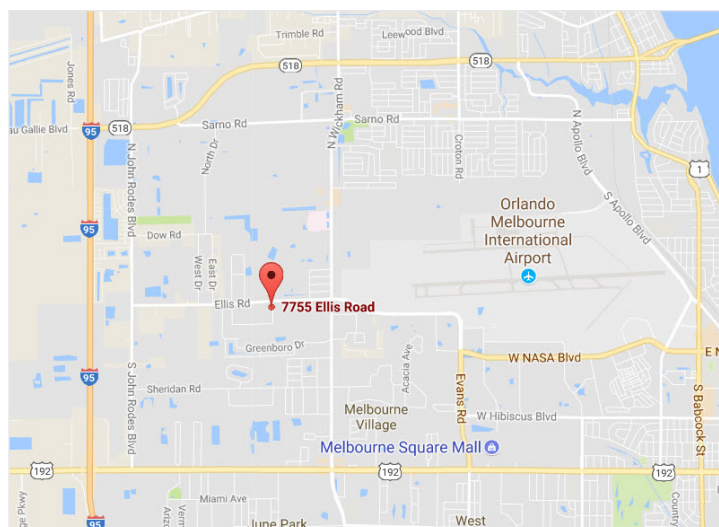
- › Frontage on Ellis Road
- › 3.5 miles to Melbourne International Airport
- › 3.3 miles to Interstate 95 (I-95)

Opportunity

To lease an exceptionally located, free-standing building in a growing industrial corridor.

Lease Rate

\$6.25/SF NNN

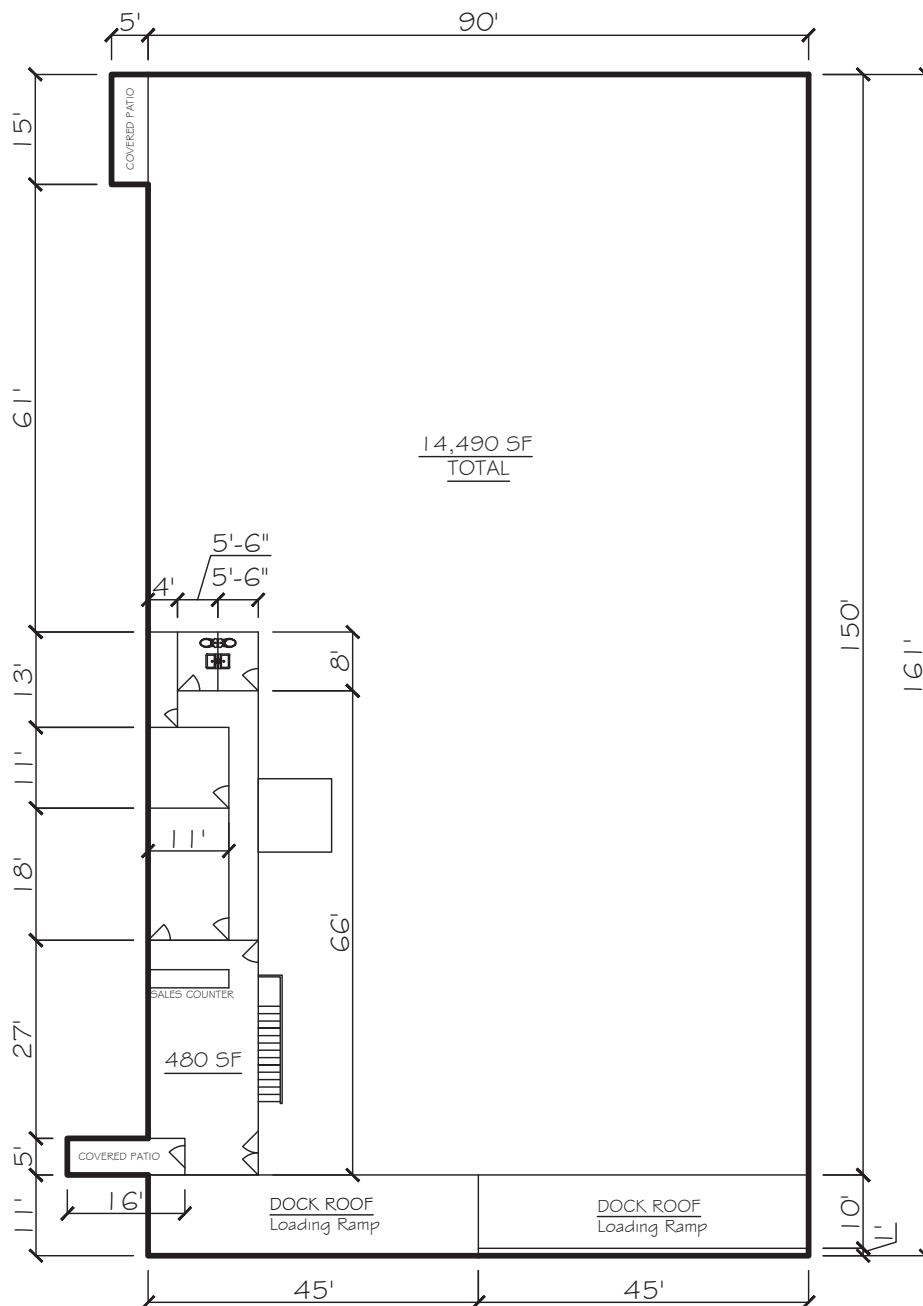


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Space Plan



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