

# HIGH TECH MANUFACTURING FACILITY

• 4401 Fortune Place West Melbourne, FL 32904



## OFFERING SUMMARY

<b>Sale Price:</b>	\$14,000,000
<b>Price / SF:</b>	\$174.77
<b>Lot Size:</b>	9.64 Acres
<b>Year Built:</b>	1998
<b>Building Size:</b>	80,107 SF
<b>Renovated:</b>	2021
<b>Zoning:</b>	M-1
<b>APN#:</b>	2704605

## PROPERTY OVERVIEW

Turn key high tech gated manufacturing facility including:

- Office and flex space +/- 35,302sf
- Manufacturing Space +/- 36,805sf
- Overhead mezzanine +/- 8,000sf
- Open HVAC warehouse + Non HVAC work shop
- Loading docks with load levelers and two drive in ramps
- 5 dock high bay doors / 2 grade level bay doors
- 1 drive in 10ft bay door / 1 drive in 30x24' bay door
- 32' Ceiling height
- 3 phase power 277/480v
- Air lines, holding tanks, and generator.
- Plenty of paved fenced in yard space for storage and possible expansion.

\*Current sunscreen/cosmetics manufacturing business and equipment also for sale\*

## LOCATION OVERVIEW

Property is located in the heart of Melbourne's high tech industrial area. Featuring easy direct access to I-95 within 1 mile.

### MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
mike@teamlbr.com

### Lightle Beckner Robison, Inc.

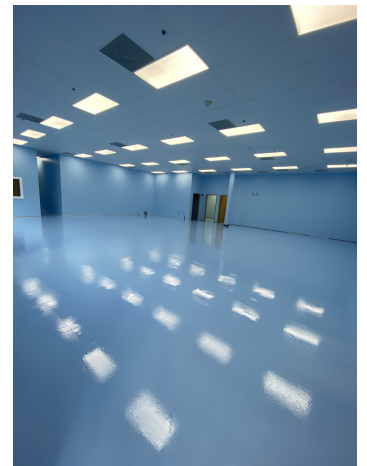
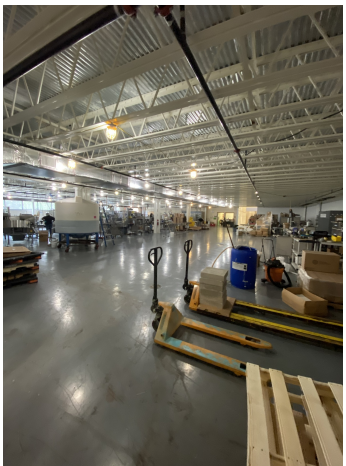
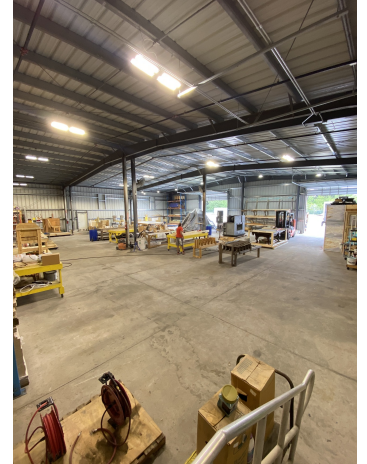
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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

• 4401 Fortune Place West Melbourne, FL 32904



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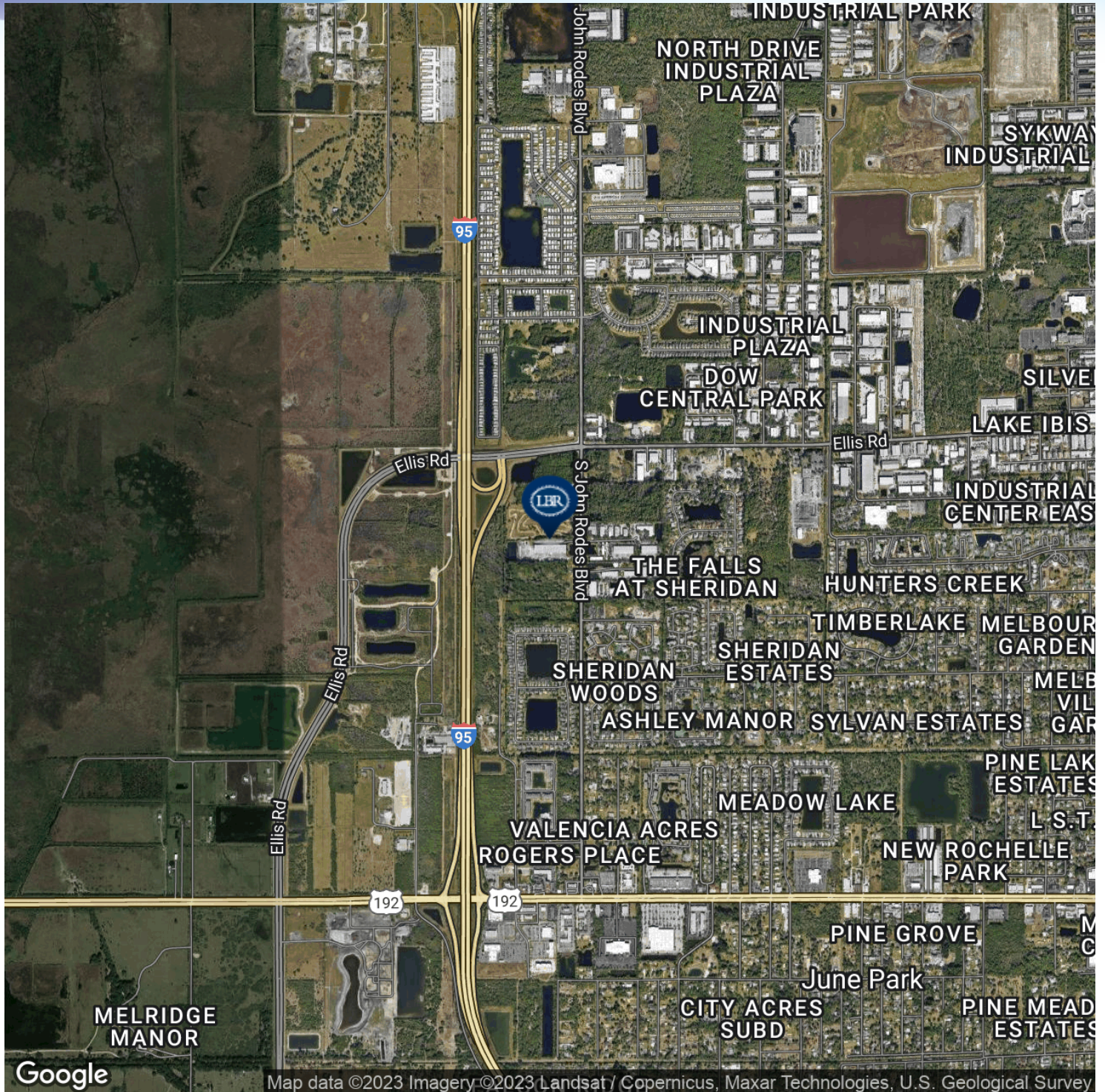
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# LOCATION MAP

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