

# Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

**High Exposure / Centrally Located / Room for Expansion**



## OFFERING SUMMARY

**Sale Price:** \$1,399,000

**Acreage:** 2.37 Acres

**Facility SF:** 3,600 SF

**Zoning:** City of West Melbourne  
Light Industrial (M-1)

## PROPERTY OVERVIEW

CBS Building. Constructed in 1999. New Roof 2023 (Shingle)  
Reception/Lobby, 12 Offices, Conference Room, Break Room, 4 Restrooms  
Drop Ceiling Throughout. Lots of Perimeter Windows/Sunlight  
City Water/Sewer, FPL Electric, Cintas Fire Alarm System, 100% HVAC  
100% Fenced. Room for Expansion with Pad for 2,500 SF Building  
33 Paved/Striped Asphalt Parking Spaces  
Est. 330' Frontage on Ellis Road x 321.5' Depth +/-  
Traffic Count Est. 18,100 VPD on Ellis Road  
M-1 Zoning: Warehousing, Light Manufacturing, Outdoor Storage & More!

## LOCATION OVERVIEW

Located on Ellis Road approximately halfway between Interstate 95 and Wickham Road. Close proximity to the Melbourne International Airport, L3Harris, Northrop Grumman, Amazon, and all of the other major employers in the area. Easily accessible via three Interstate 95 interchanges within a 3-mile radius. Make this the future home for your business today!



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**Zachary Ullian**

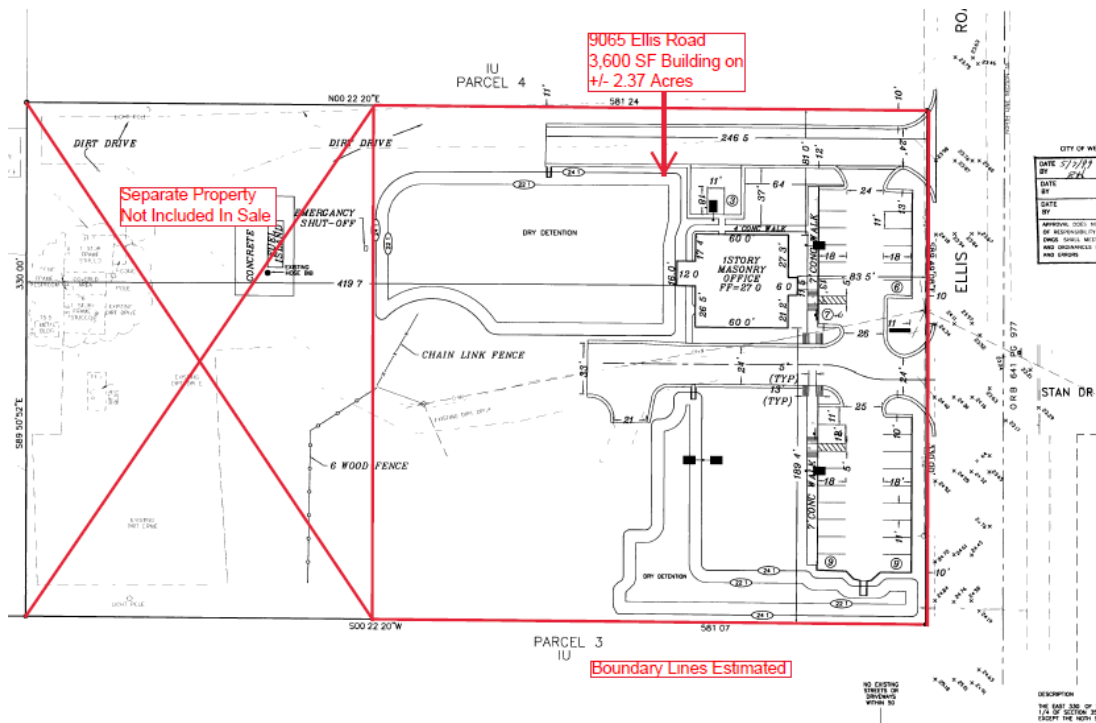
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Aerial & Site Plan (Boundary Lines Estimated)



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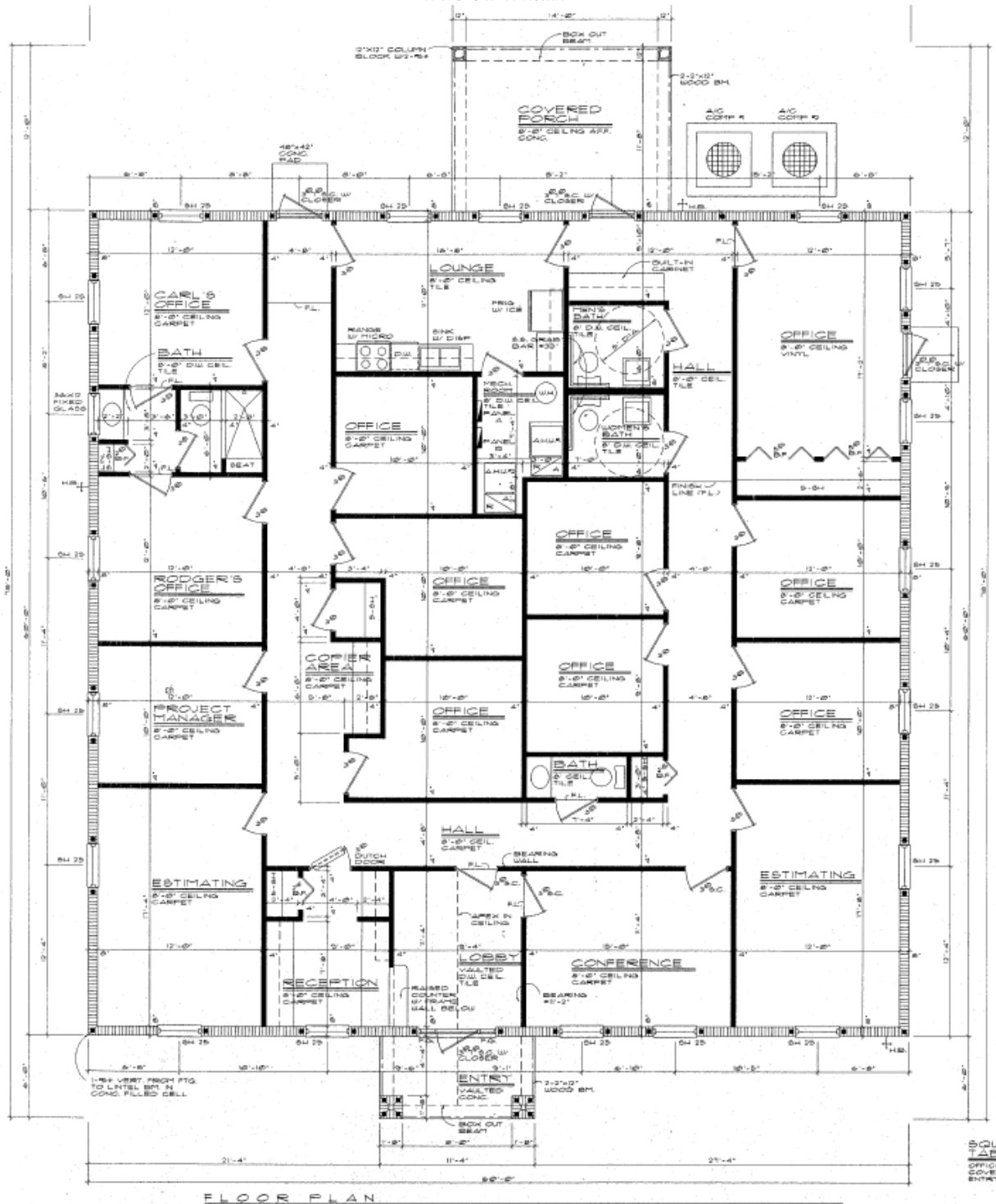
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## Floor Plan



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## Interior Photos



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## Exterior Photos



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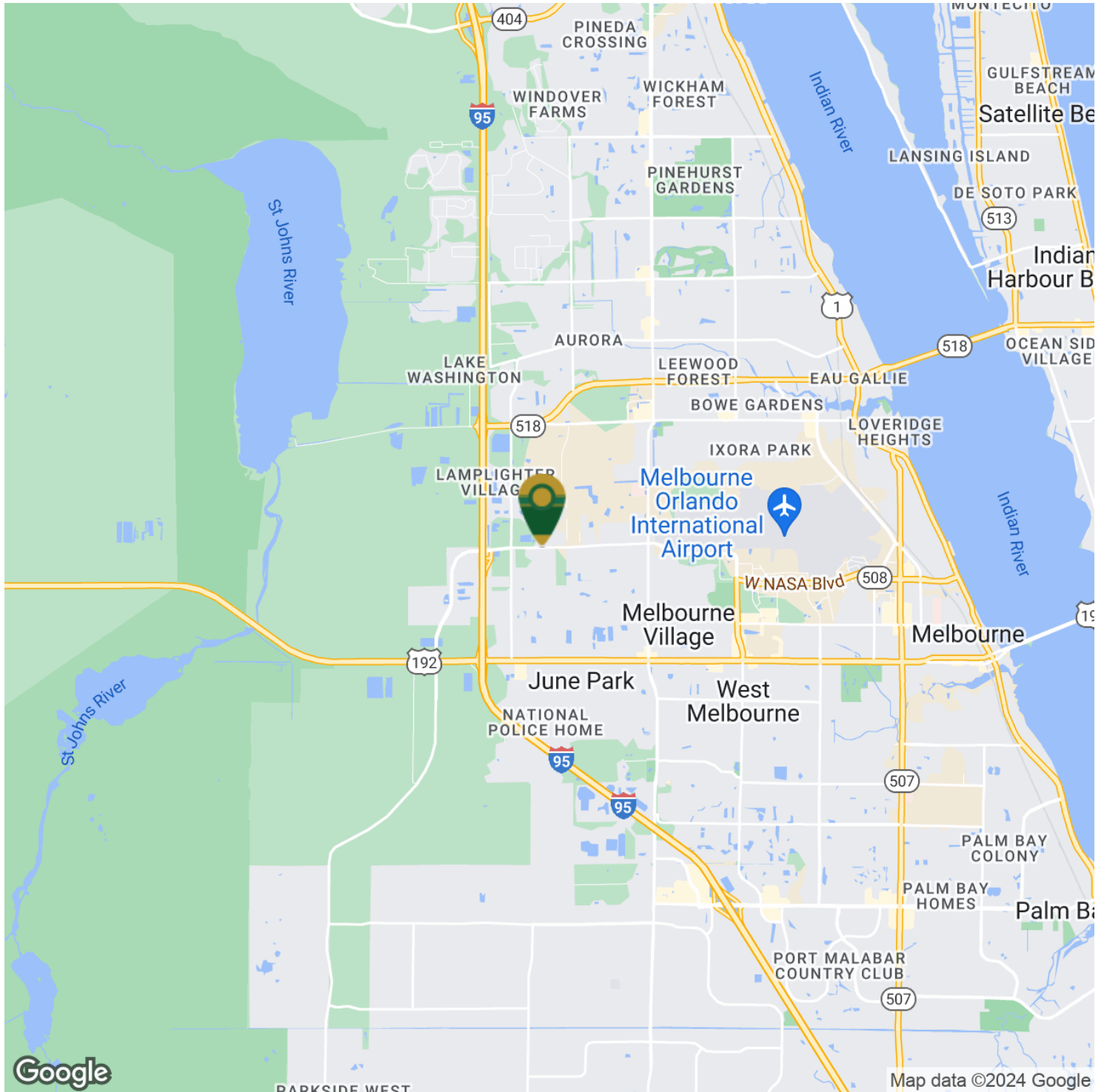
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## Location Map



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