

Single Tenant Income Property + Additional Industrial Land

605 N John Rodes Blvd, Melbourne, FL 32934

Close to I-95 / Stand-Alone / Centrally Located / Future Digital Light Drive Frontage



OFFERING SUMMARY

Sale Price: \$5,995,000

Acreage: 17.51 Acres

Facility SF: 30,780 SF

Zoning: City of Melbourne Light Industrial (M1)

PROPERTY OVERVIEW

100% Occupied Single Tenant Office/Engineering/Manufacturing Facility
Est. 9,060 SF Office + 21,720 SF Production/Integration = 30,780 SF Total
5-Year Term. Est. NOI \$225,000 (est. 7% CAP)
City Water/Sewer, Fiber, 3-Phase, 266/480 V, 600 Amps
100% HVAC (Symphony EMS System). 100% Fire Sprinklered
City Desires Digital Light Dr Connection to John Rodes (North Boundary)
Tenant is Data Flow Systems, LLC, web site: <https://dataflowsys.com> established in 1981, provides remote monitoring and control for water, wastewater, and stormwater utilities. In 2023 Data Flow Systems was acquired by SmartCover Systems a portfolio company of XPV Water Partners, per web site: <https://smartcoversystems.com/stories/smartcover-systems-acquires-data-flow-systems-enhancing-its-collection-system-optimization-technology>

LOCATION OVERVIEW

Located between Ellis Road & Eau Gallie Blvd. Near Wickham Road, US1, and three I-95 interchanges! Close to Melbourne International Airport, L3Harris, Northrop Grumman, and numerous employers. Call today for details!



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

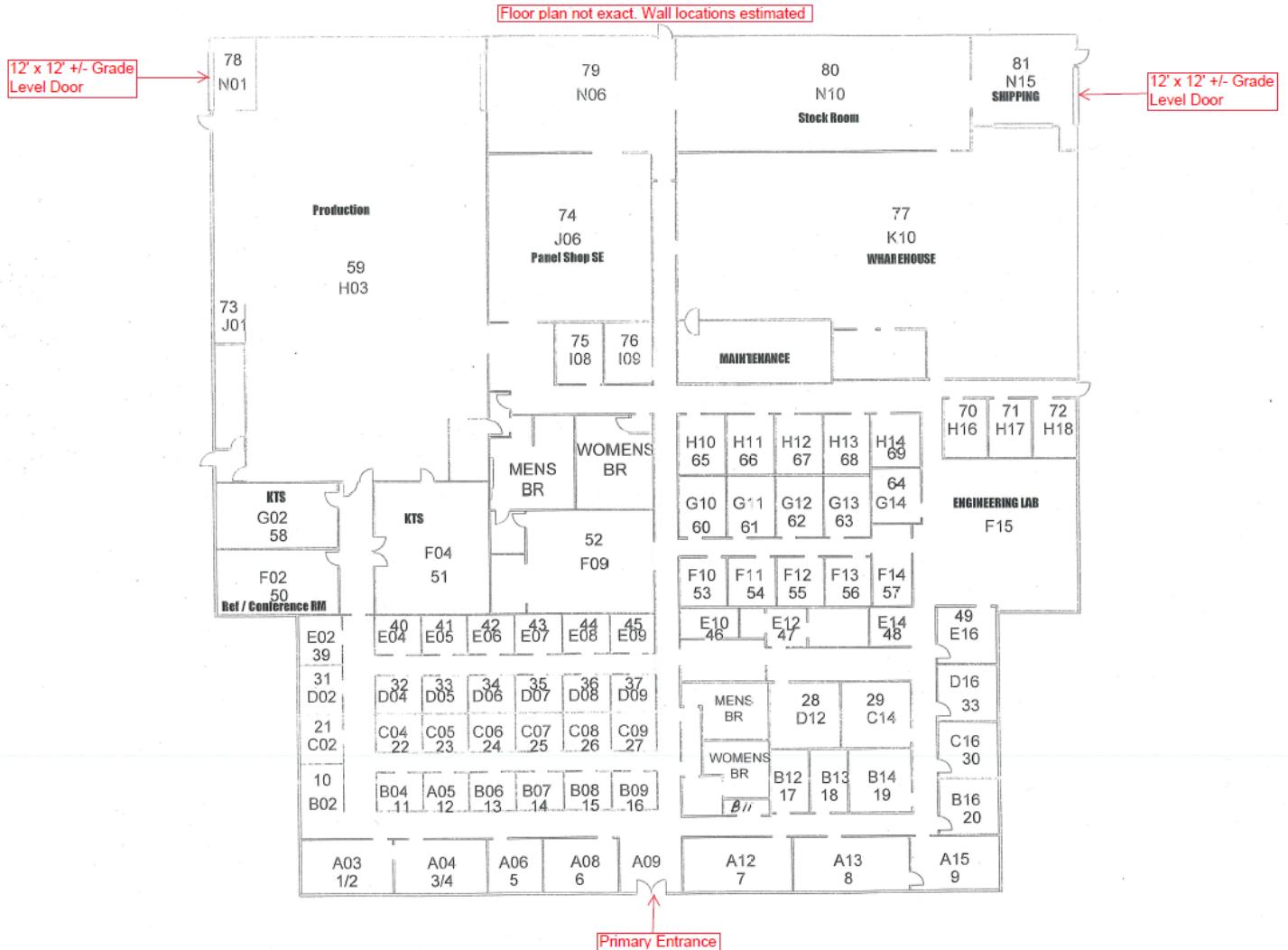
Broker Associate
Cell: 321.750.3439
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Floor Plan



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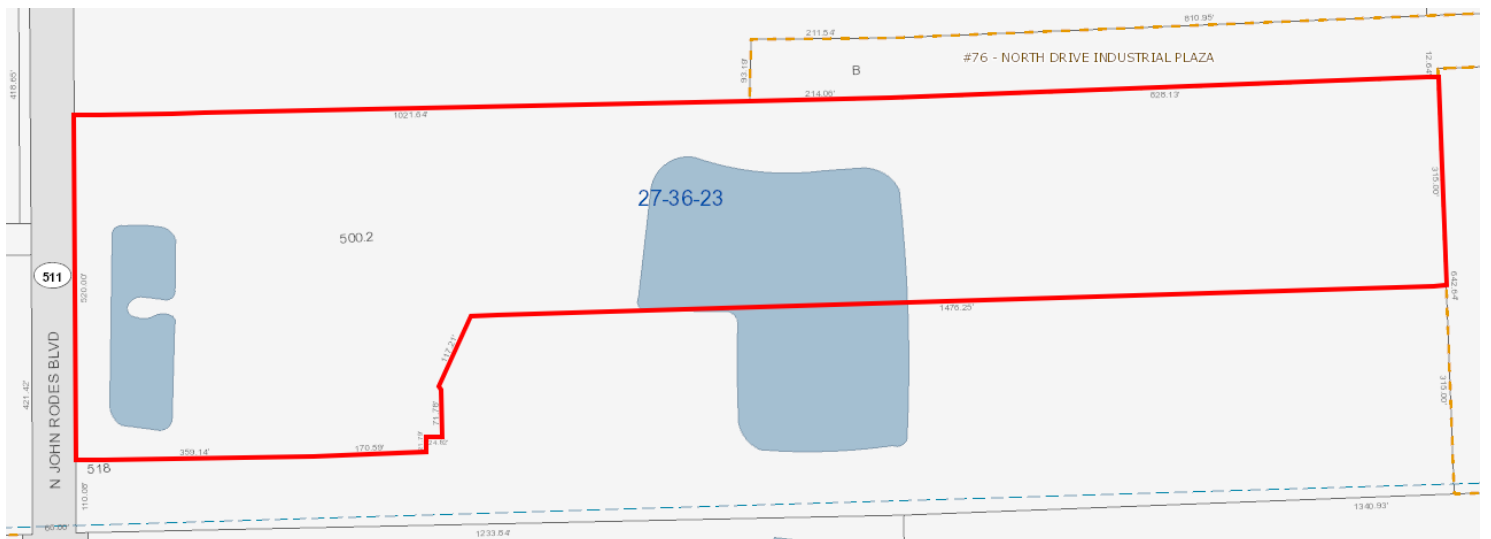
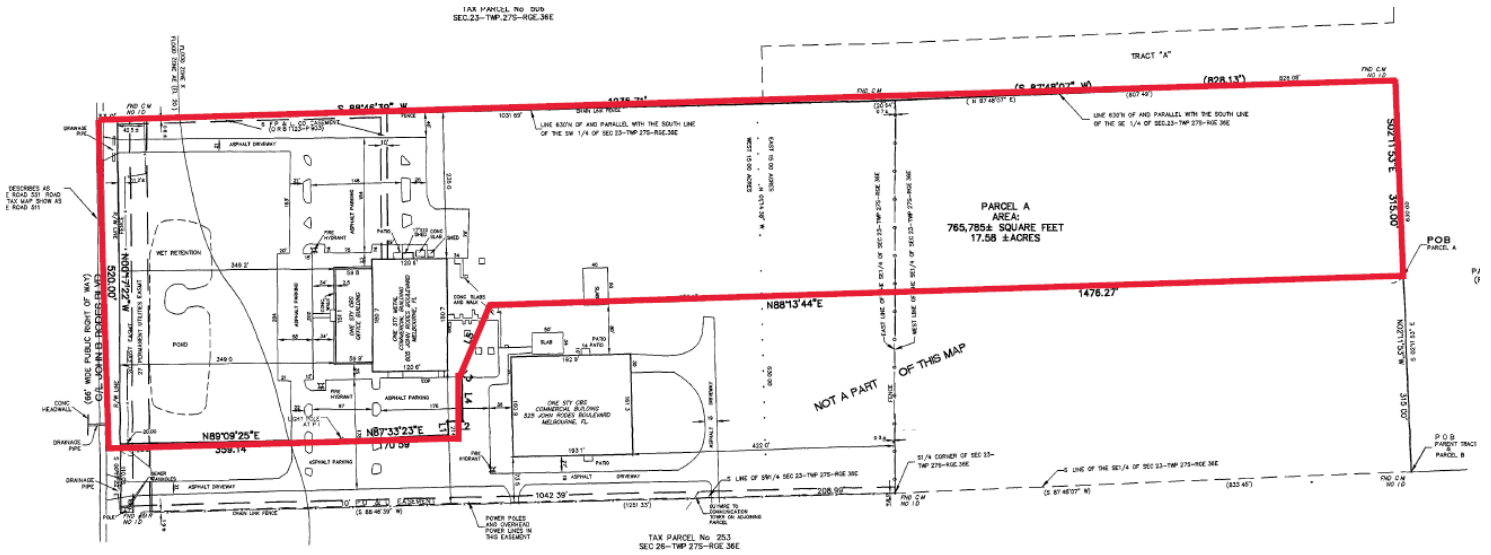


SIOR
Individual Members
Michael S. Ullian

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Survey & Plat Map



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Interior Photos



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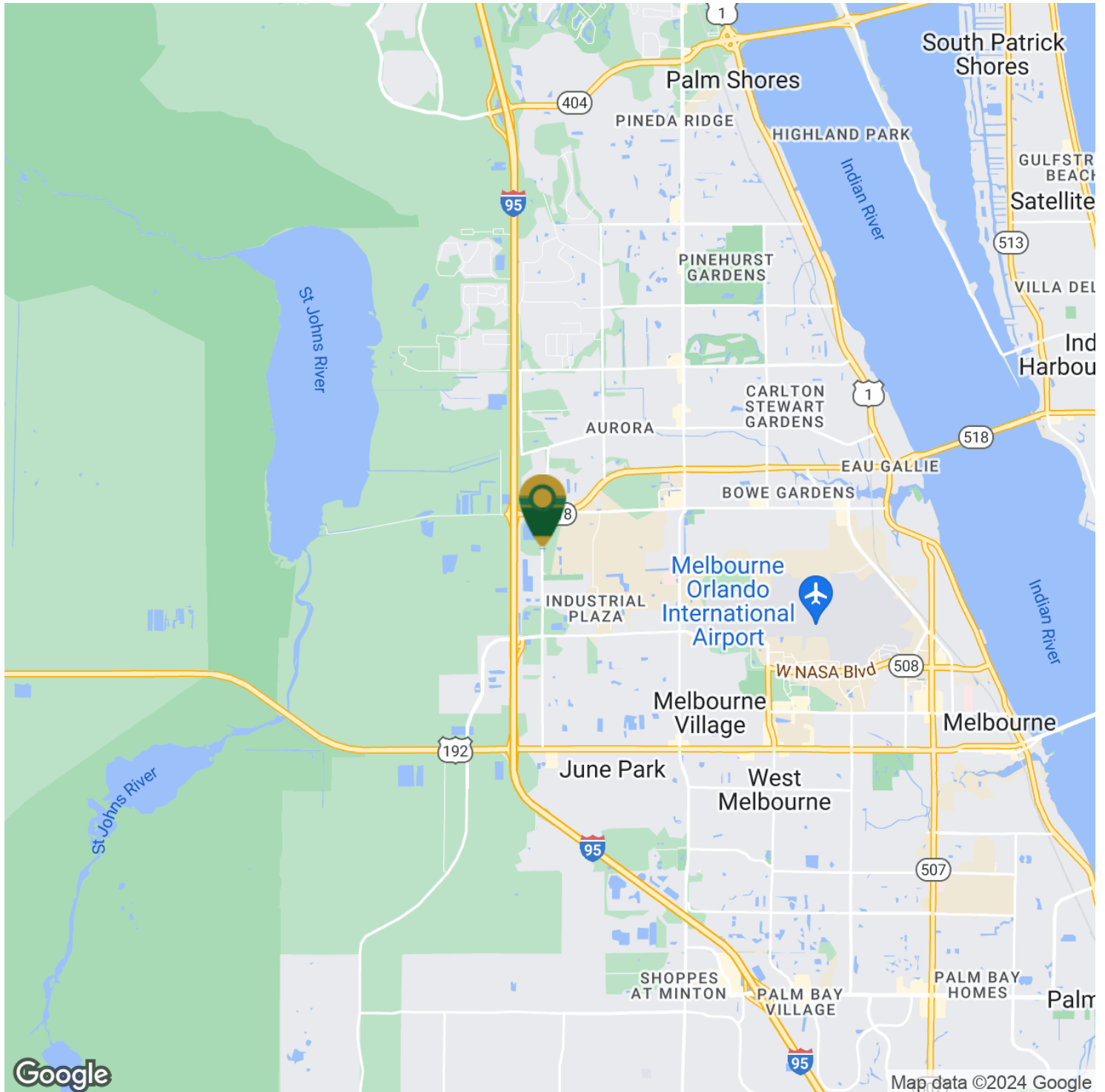


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Location Map



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