

Warehouse With Fenced/Cleared Yard In Heart Of Melbourne

374, 404 & 424 West Dr, Melbourne, FL 32904

Short Term Lease / Buyer User Opportunity / Investor Income Opportunity



OFFERING SUMMARY

Sale Price: \$4,950,000

Acreage: 5.73 Acres

Facility SF: 22,300 SF

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

PROPERTY OVERVIEW

100% Occupied. Single Tenant. 3.5% Annual Escalator. LL Termination Option.
Ability for Buyer to Occupy Building or Collect Rental Income
Est. NOI is \$307,680 (Additional Details Available for Qualified Buyers)
424 West Drive: +/- 12,800 SF Office/Warehouse on Est. 2.93 Acres. Built 2007
404 West Drive: +/- 9,500 SF Office/Warehouse on Est. 0.94 Acres. Built 2002
374 West Drive: +/- 1.86 Acres Cleared/Fenced Yard.
City Water, Septic, Fiber, 3-Phase FPL Electric
Mix of CBS & Metal Construction. Multiple Grade Level Doors. High Ceilings.
DO NOT DISTURB TENANT

LOCATION OVERVIEW

Strategically located at the corner of West Drive x Ellis Road which is 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. Call for additional details!



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Zachary Ullian

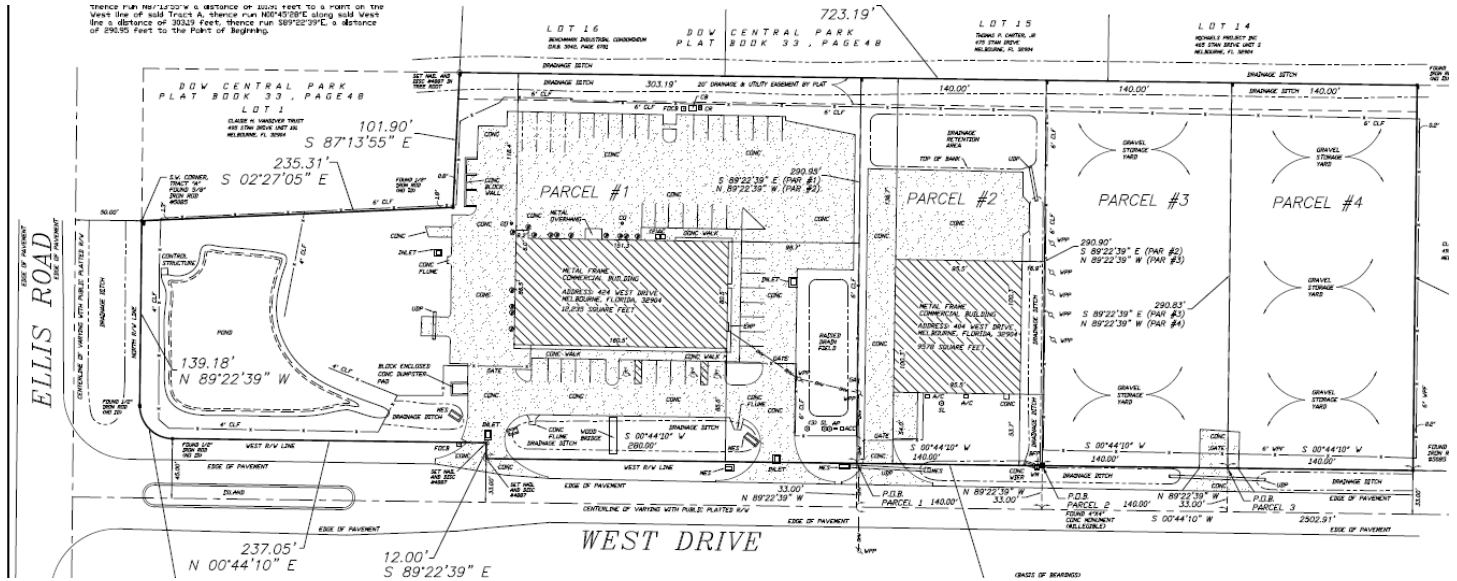
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Survey & Aerial



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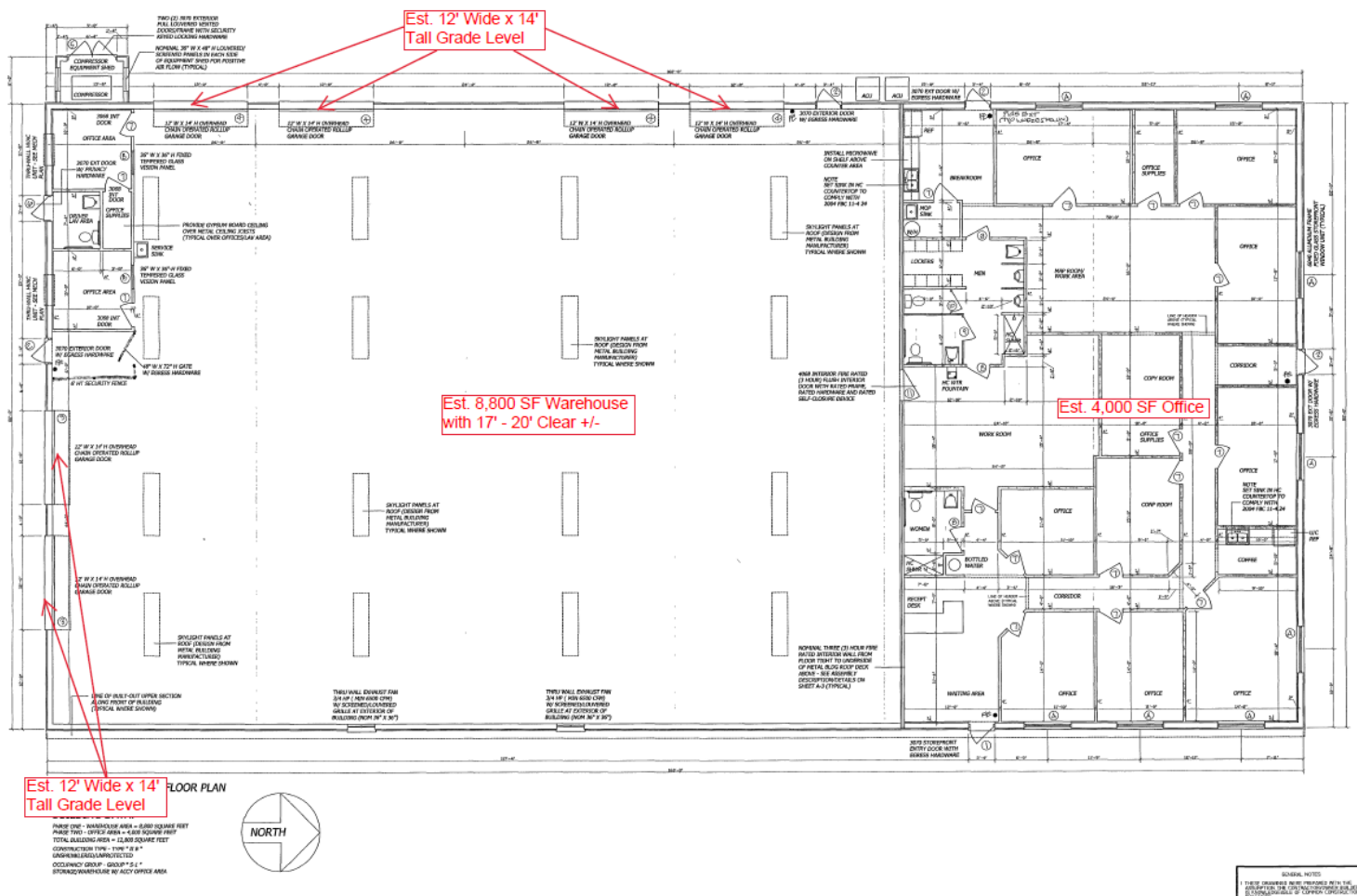


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Individual Members
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424 West Drive Floor Plan (Est. 12,800 SF on +/- 2.93 Acres)



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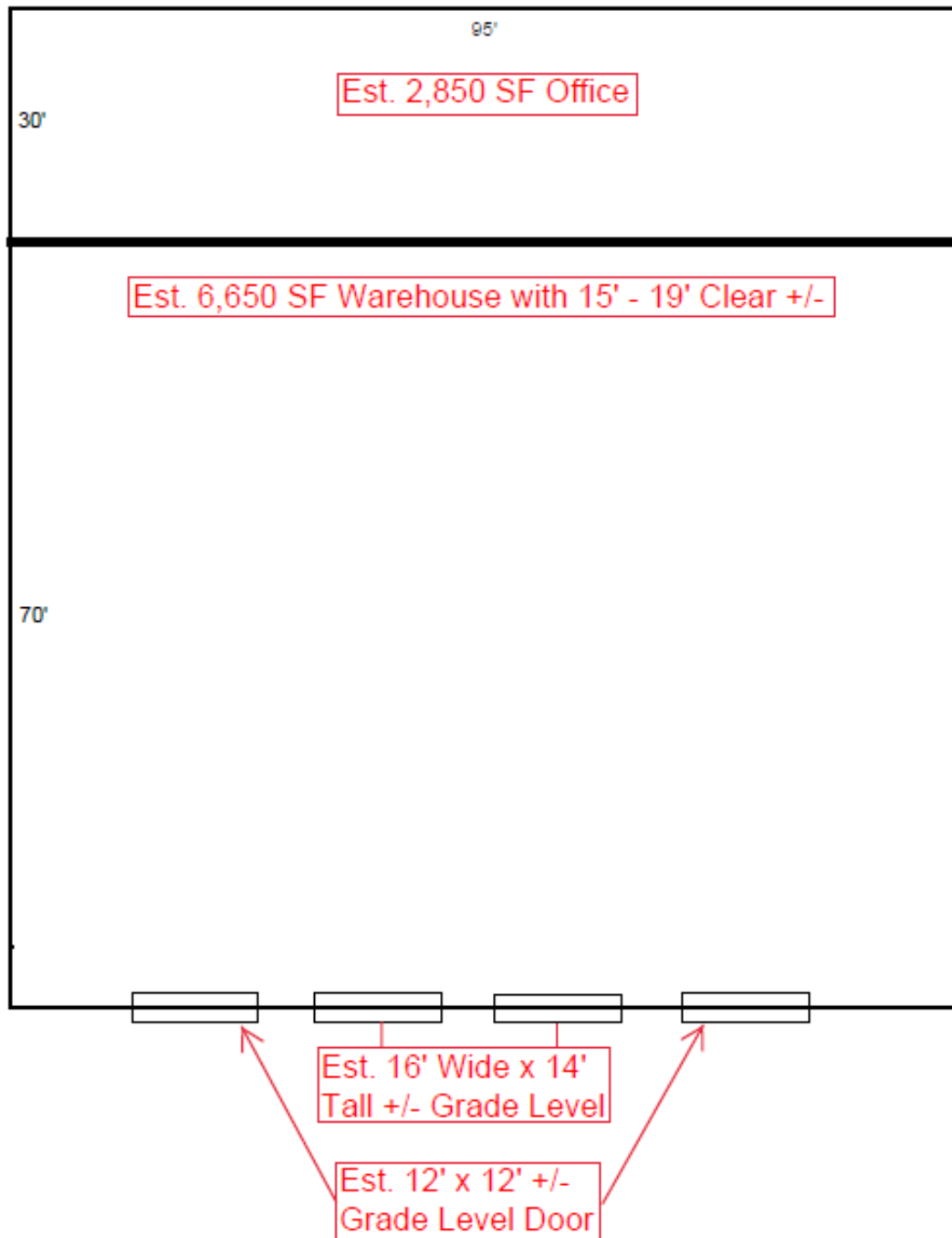
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404 West Drive Floor Plan (Est. 9,500 SF on +/- 0.94 Acres)

Dimensions and Wall Locations Estimated



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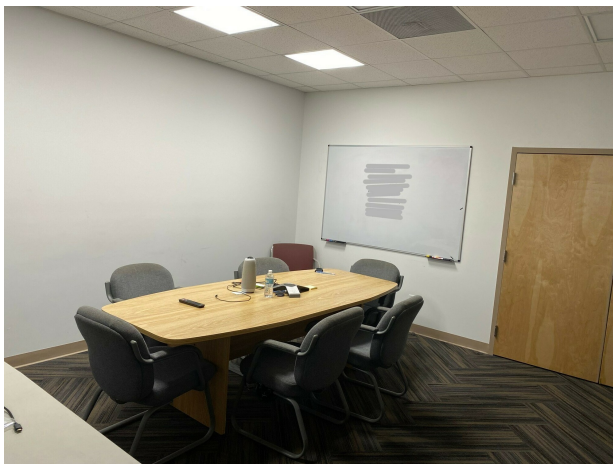
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424 West Drive Photos (Est. 12,800 SF)



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404 West Drive Photos (Est. 9,500 SF)



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374 West Drive Photos (Est. 1.86 Acres Cleared/Fenced Yard)



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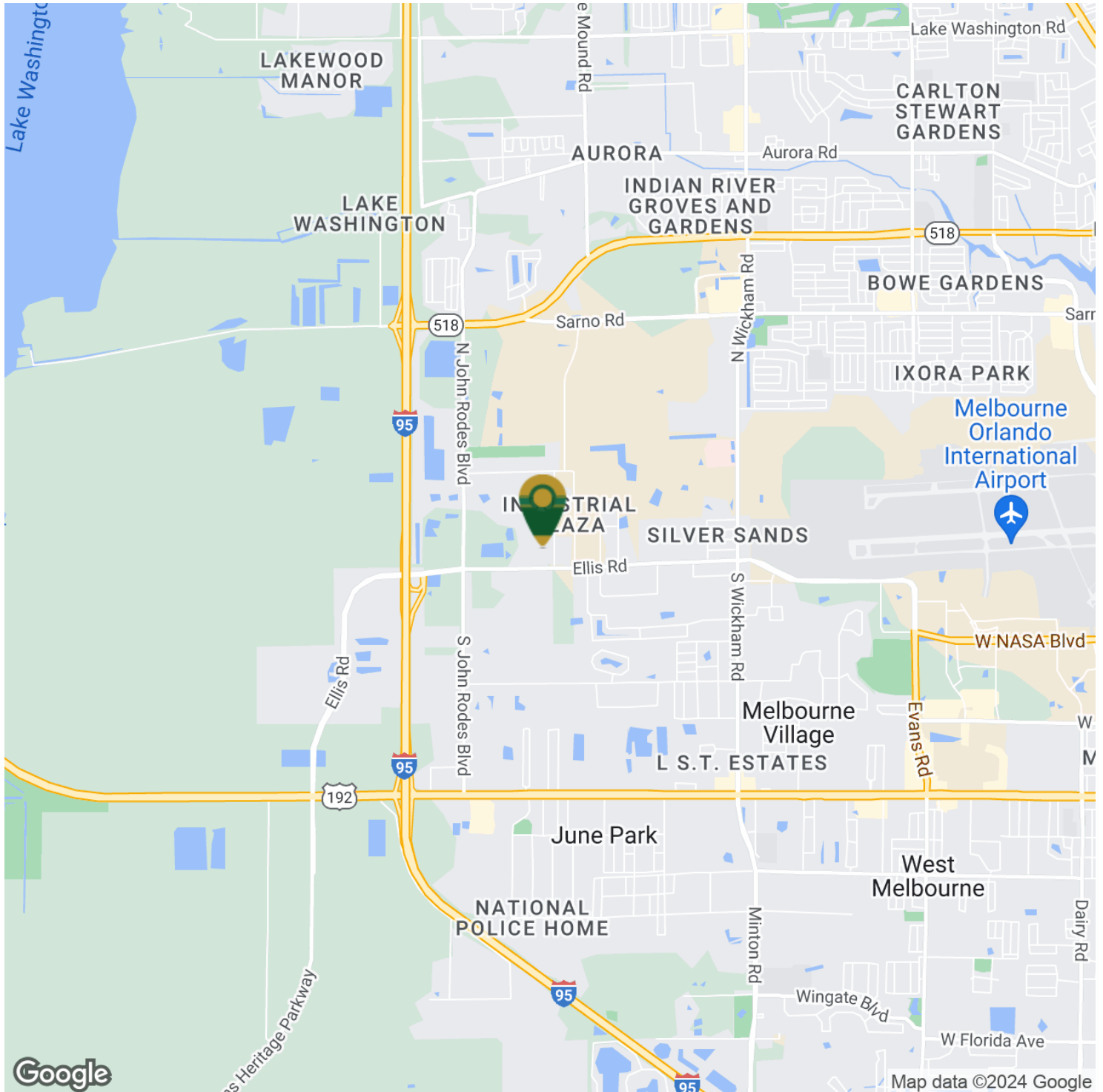
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Location Map



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