



INDUSTRIAL PROPERTY FOR SALE

For Sale Freestanding Industrial Warehouse

175 West Dr Melbourne, FL 32904

FOR SALE | \$1,325,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 175 West Dr Melbourne, FL 32904



OFFERING SUMMARY

Sale Price:	\$1,325,000
Price / SF:	\$147.22
Lot Size:	1.03 Acres
Year Built:	2008
Building Size:	9,000 SF
Zoning:	M1
APN#:	27 3626-75--B.12

PROPERTY OVERVIEW

Freestanding Metal Industrial Building on 1.3 Acres
+/- 9000 Square Footage Overall Includes +/- 800 SF Front Office , +/- 1350 SF Covered Area in Rear for Storage or Close it in for Additional Warehouse Space
Large Open Warehouse +/- 6850 SF (Plus Bonus Mezzanine not included in SF) Break Area
Two Additional Bathrooms Can be Installed in Warehouse Area, Plumbed and Ready if Needed
Current Use as A Single Tenant Manufacturing Facility
Three Electric Meters, The Warehouse Could be Subdivided and Separately Metered
3Phase 480 Volt Power
Security Monitoring System, Inside and Outside
11 Striped Parking Spaces in Front of the Building
Ceiling Height 18' Warehouse
Front Area Office with Reception Area and Two Restrooms
Zoning City of Melbourne, M1- Light Industrial

LOCATION OVERVIEW

Located off of Ellis Road in the Industrial Hub of Melbourne
Proximity to All Major Roads
Approximately 1.5 Miles to I-95 at Ellis Road
+/- 4 Miles to Melbourne- Orlando International Airport
+/- 34 Miles to Port Canaveral

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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

FREESTANDING INDUSTRIAL FOR SALE

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ADDITIONAL PHOTOS

• 175 West Dr Melbourne, FL 32904



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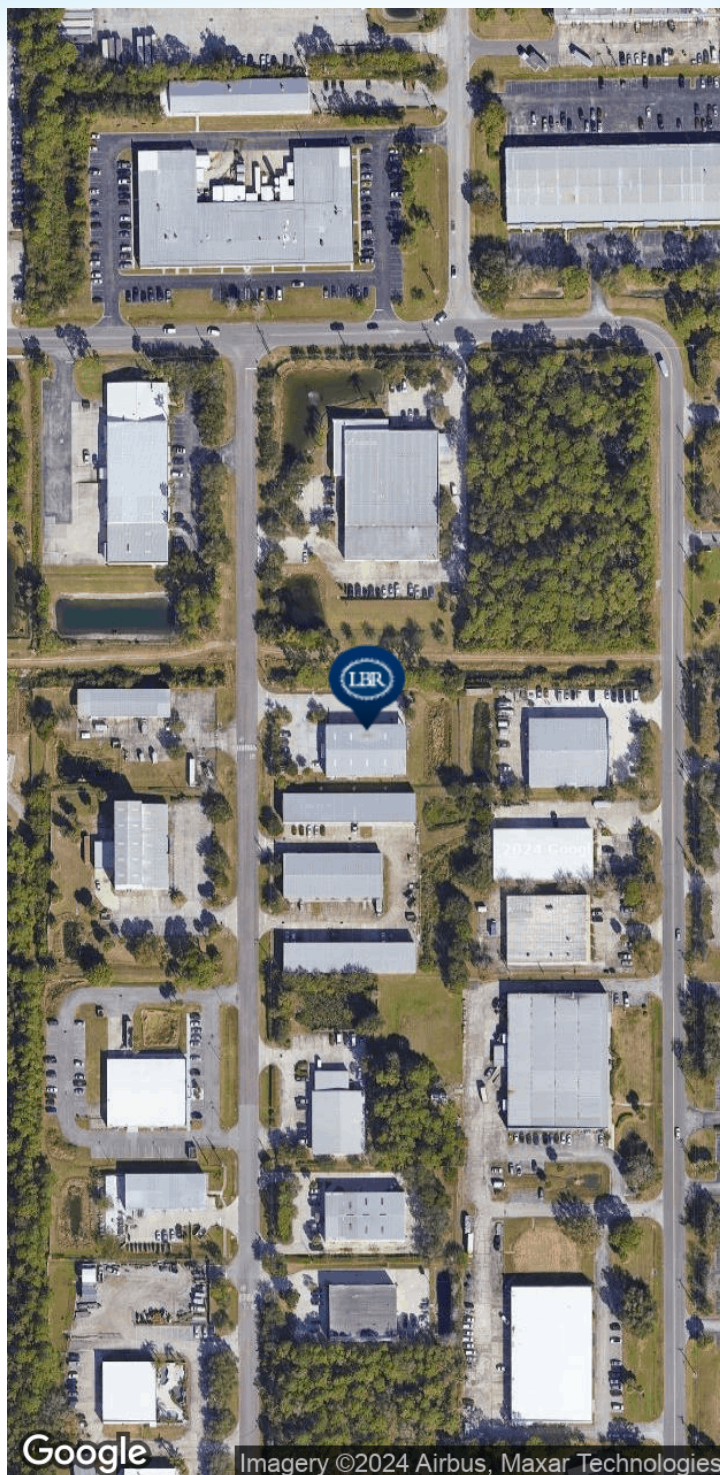
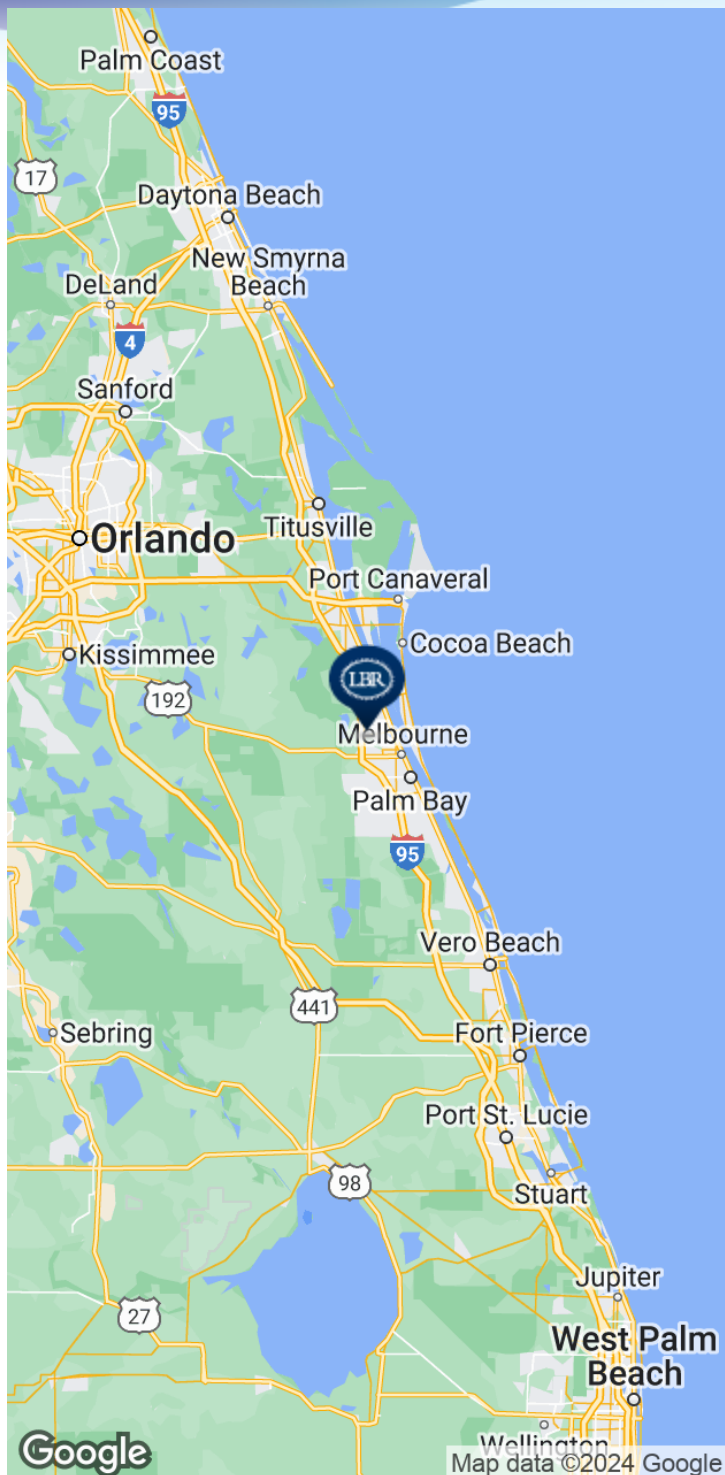
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175 West Drive



LOCATION MAP

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