

# Visible From Ellis Road

7705 Matrix Way, West Melbourne, FL 32904

**Master Retention / Corner Lot / Ready to Build**



## OFFERING SUMMARY

**Sale Price:** \$395,000

**Acreage:** 0.63 Acres

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

## PROPERTY OVERVIEW

Est. 130' Frontage on Matrix Way  
Est. 210' Frontage on Lake Ibis Drive  
Utilities: City Water/Sewer, FPL Electric  
Preliminary Plans for a 9,000 SF Warehouse (Call for Details)

## LOCATION OVERVIEW

Strategically positioned just off of Ellis Road which is the primary area connector between St. Johns Heritage Parkway, Interstate 95, and Nasa Boulevard. Close proximity to the Melbourne International Airport, which is home to Northrop Grumman, L3Harris, Thales and Extant Aerospace. Near employers, schools, dining, healthcare, and childcare. Make this the future home for your business today!



Individual Members  
Michael S. Ullian

**Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR**

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

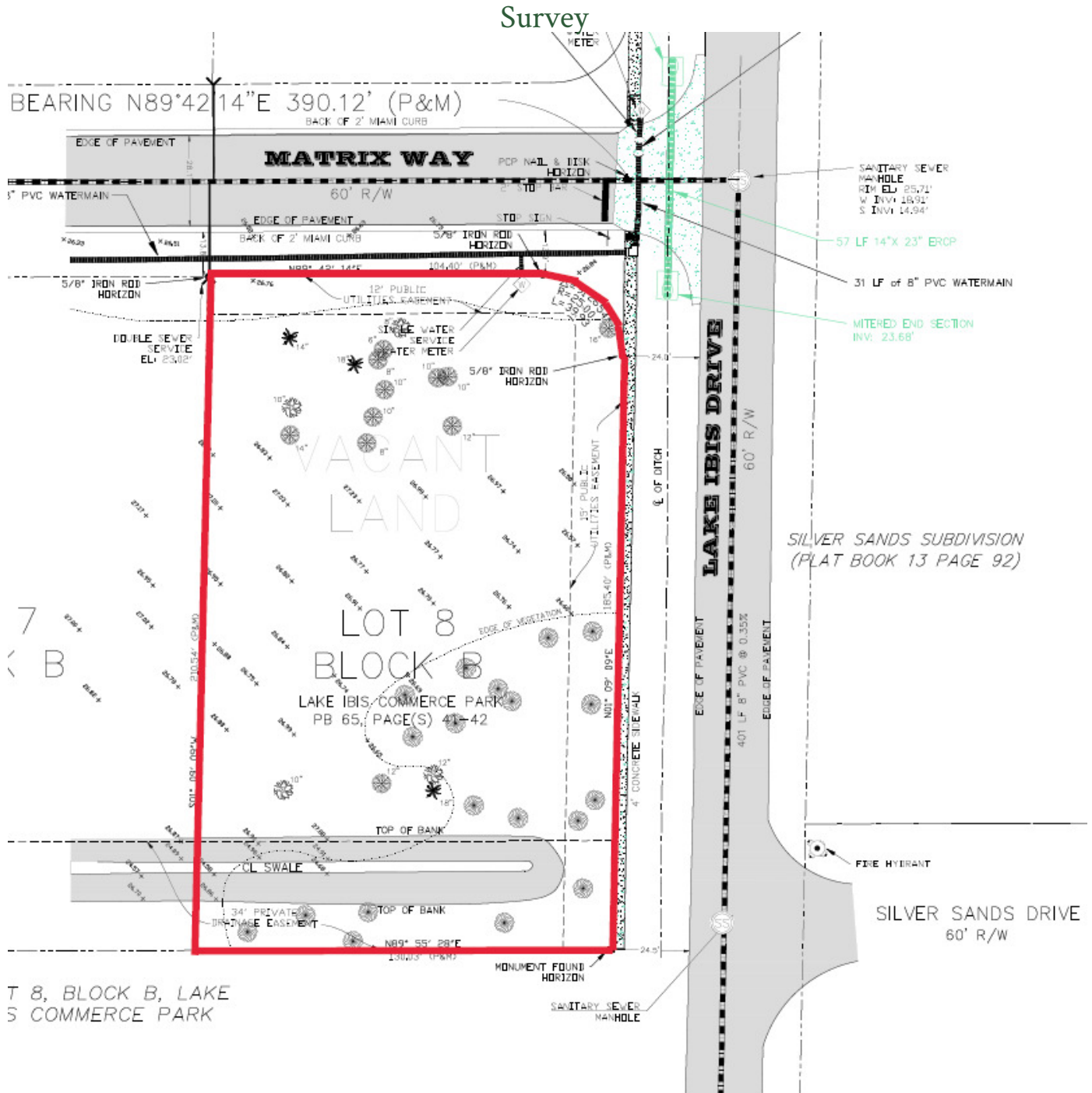
Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

# Visible From Ellis Road

7705 Matrix Way, West Melbourne, FL 32904



**EXISTING SITE PLAN**

SCALE: 1" = 20'



Individual Members  
Michael S. Ullian

**Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR**

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

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com

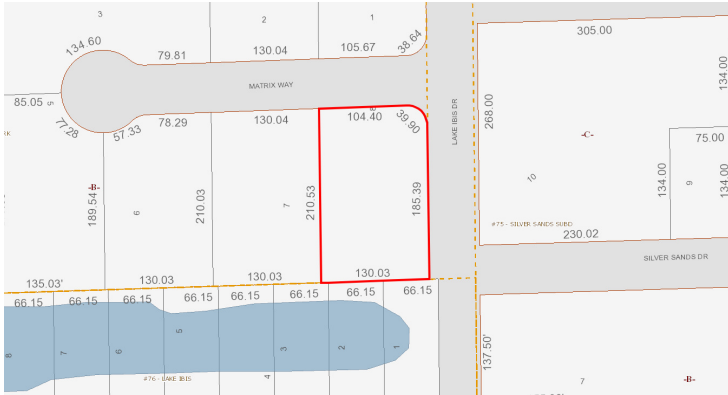


**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

# Visible From Ellis Road

7705 Matrix Way, West Melbourne, FL 32904

## Additional Photos



**Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR**

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

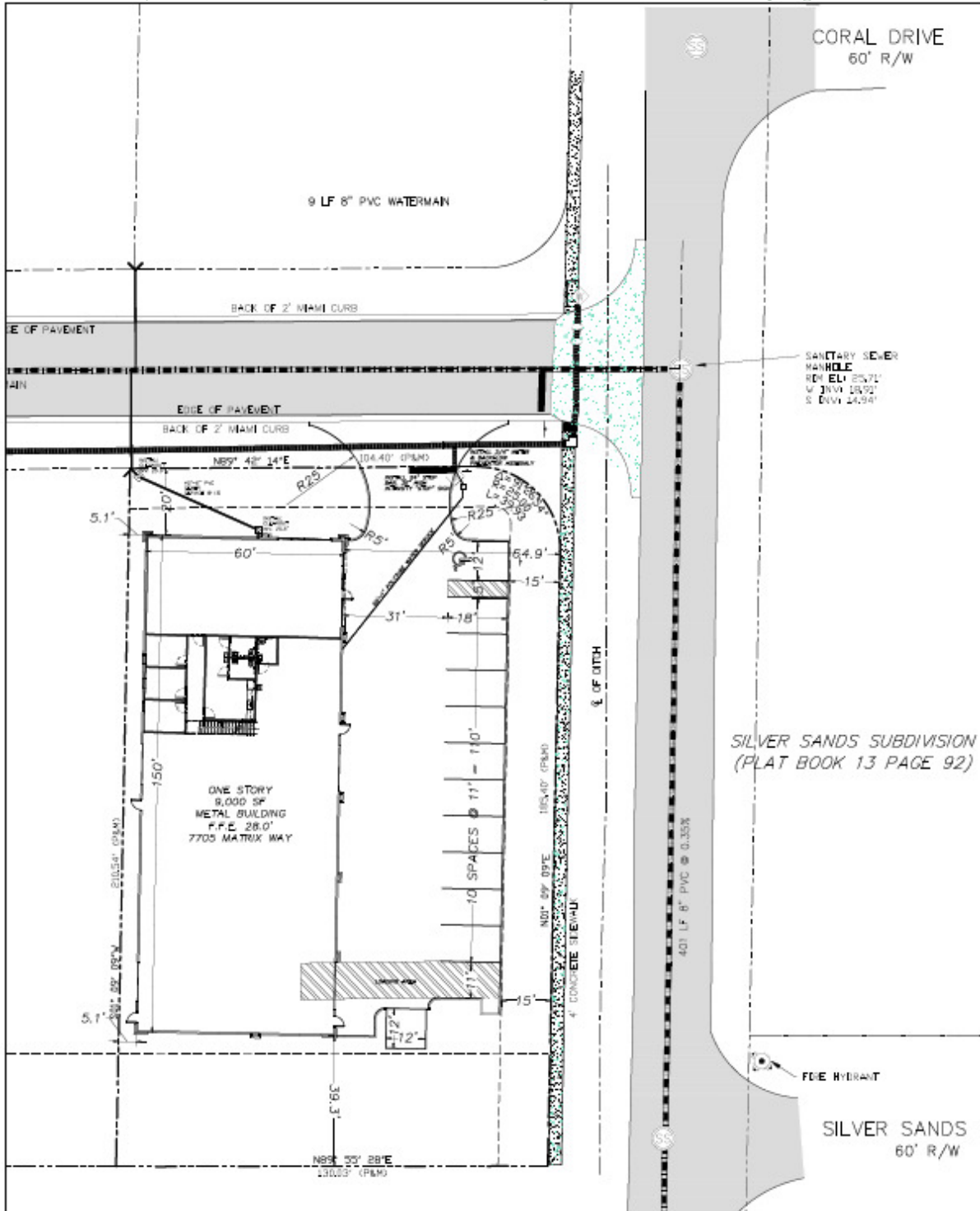
Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



# Visible From Ellis Road

7705 Matrix Way, West Melbourne, FL 32904

Preliminary Plans for a 9,000 SF Building with 10 Parking Spaces + 1 HC



**Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR**

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

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com

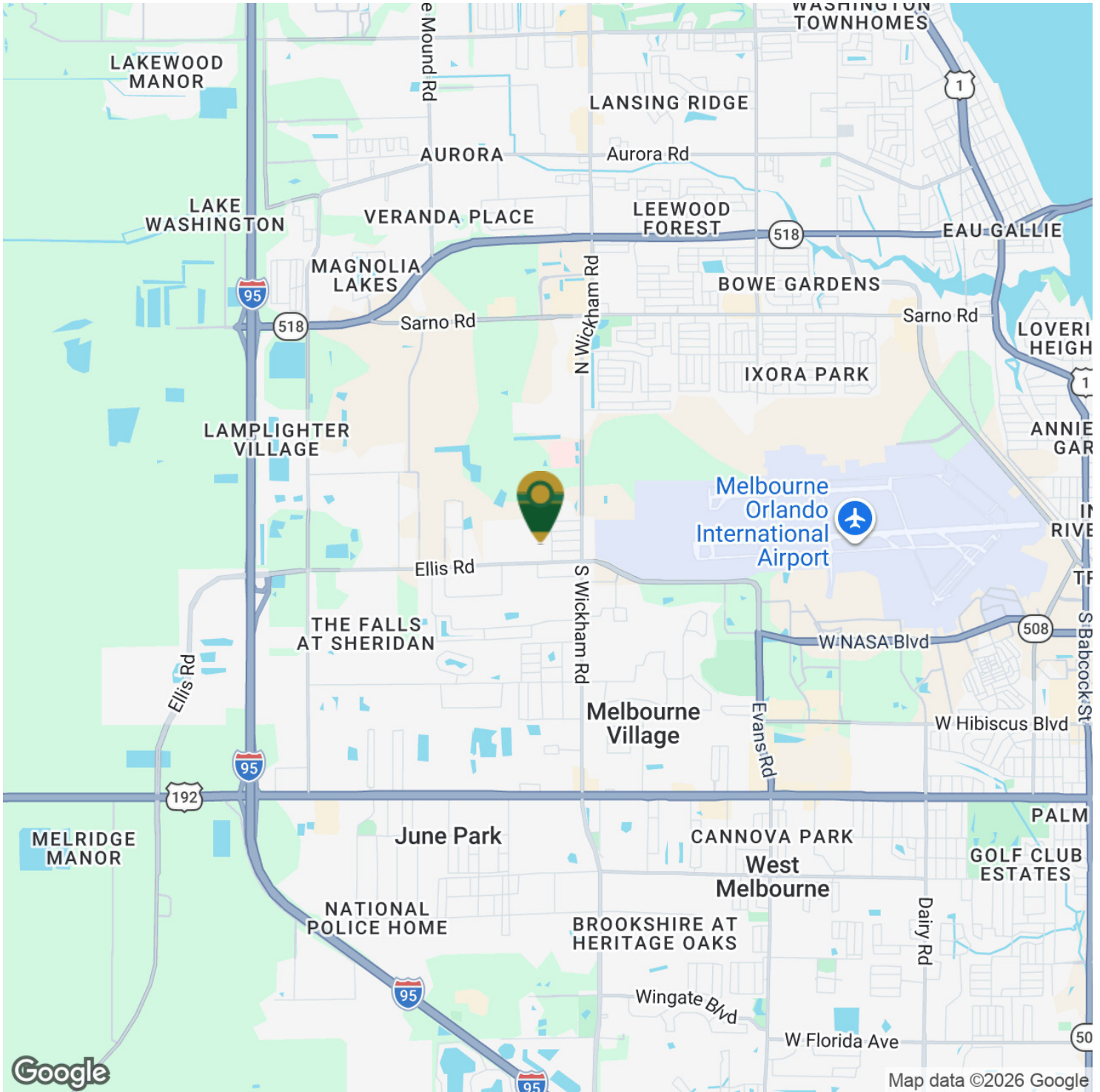


**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

# Visible From Ellis Road

7705 Matrix Way, West Melbourne, FL 32904

## Location Map



Google

Map data ©2026 Google



Individual Members  
Michael S. Ullian

**Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR**

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

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian