

Flex / Office / Engineering Space In Suntree Viera Area

5121-5131 Industry Drive, Melbourne, FL 32940

Centrally Located / Meticulously Maintained / Light Industrial Zoning



OFFERING SUMMARY

Available SF:	2,400 SF
Lease Rate:	\$13.50 SF/yr (NNN)
Acreage:	3.29 Acres
Facility SF:	26,820 SF
Zoning:	Brevard County Light Industrial (IU)

PROPERTY OVERVIEW

Roughly 40% HVAC Office + 60% Warehouse
Office: Reception, 3 Offices, Conference, Break Room, Restroom
Warehouse Concrete Floor and est. 8' 6" – 14' 6" Clear Height
Two 12' Wide x 8' Tall +/- Grade Level Doors
City Water/Sewer, 1-Phase 120/240v 100amp FPL Electric
Est. \$4.39 PSF OPEX (Includes Water)

LOCATION OVERVIEW

Strategically positioned just off of Pineda Causeway which is a direct connector between Interstate 95, US1 and the beaches. Surrounding employers include Patrick Space Force Base, AAR and Holy Trinity Episcopal Academy to name a few. Make this the future home for your business today!

Zach Ullian, SIOR

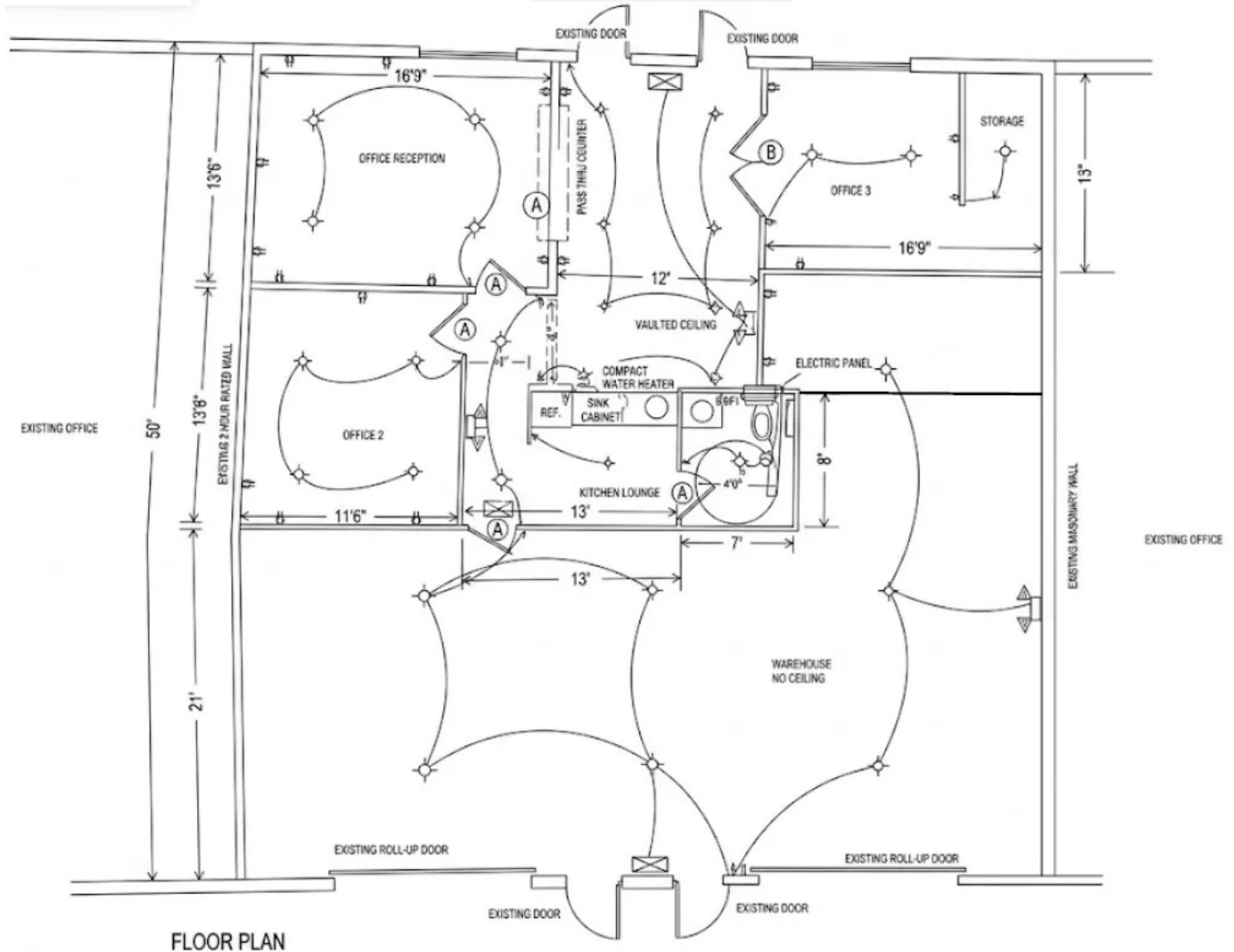
Broker Associate
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For Illustration Purposes Only



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SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Additional Photos



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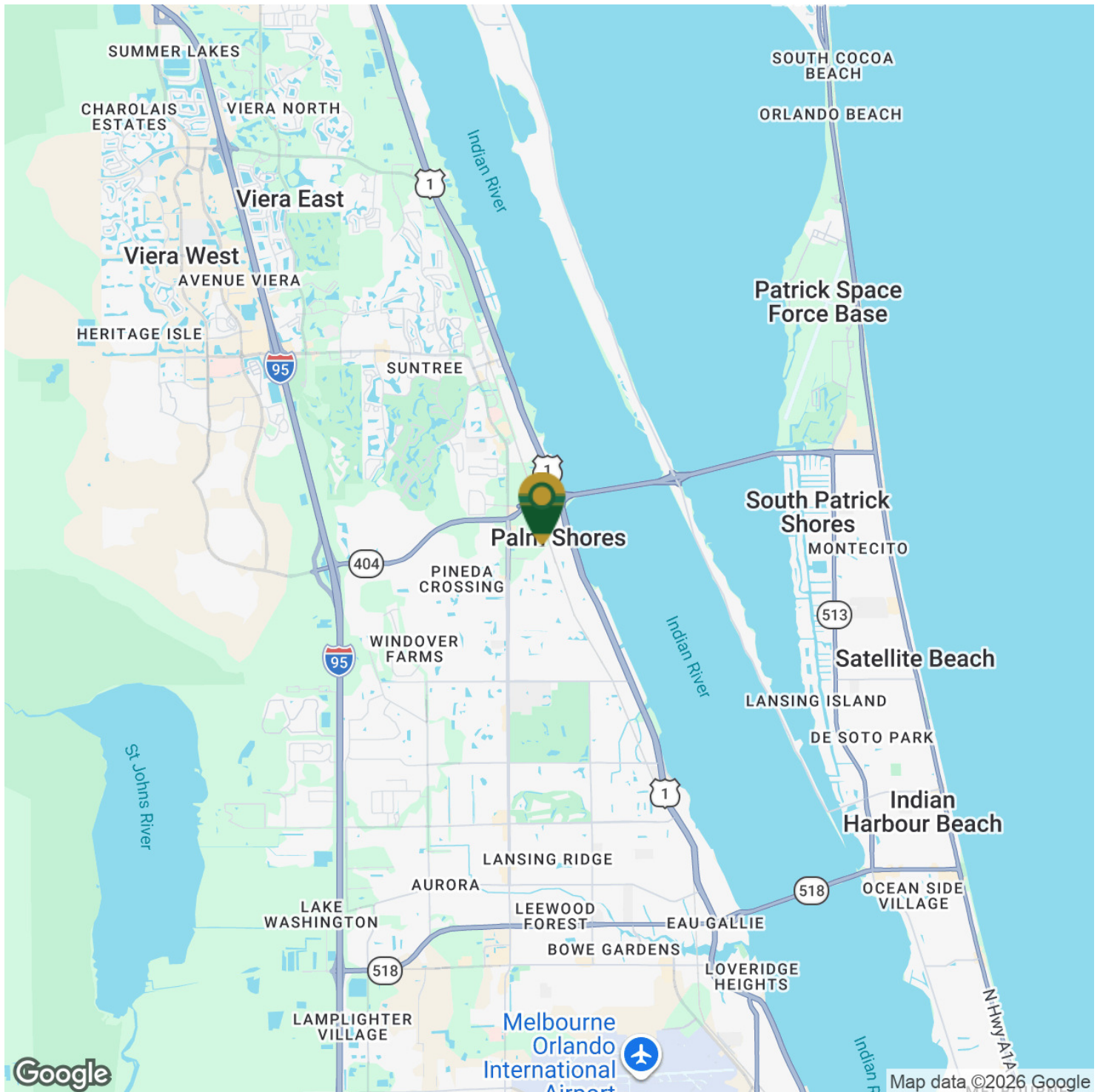


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Location Map



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