

7731 Industrial Rd

7731 Industrial Rd, Melbourne, FL 32904



Presented By:
Pineapple Farms Real Estate



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Property Details

This property offers a versatile industrial setting featuring garage bays with drive-through access, updated infrastructure, and secure fenced grounds. Originally constructed in 1976 and recently renovated, the facility includes improvements such as new garage doors, modernized electrical systems, upgraded HVAC units, and refreshed finishes to accommodate operational needs. Each building includes a dedicated restroom, and the clear ceiling height of 10 feet supports light manufacturing, automotive work, service trades, and storage uses.

The available 900-square-foot section is configured with a garage, foyer, and restroom—offering an efficient environment for smaller-scale operations. Additional yard space and extra square footage may be negotiated to suit tenant or operator requirements. Located just off Ellis Road, the property enjoys convenient access to key transportation routes including I-95, and is situated only minutes from Melbourne Orlando International Airport. Its combination of adaptable layouts, quality upgrades, and secure access makes it an attractive choice for businesses seeking functionality, flexible space configurations, and strong regional connectivity.

Price: \$18.00 /SF/YR

- Flexible leasing options with a dedicated 900-square-foot garage space and private restroom.
- Negotiable yard area and additional square footage based on tenant requirements.
- Drive-through capability and secure gated access for operational efficiency.
- Close proximity to I-95 and Melbourne Orlando International Airport for seamless connectivity.
- Recently improved features including new AC units, updated electrical systems, and modern finishes.
- Zoned for industrial uses, making it suitable for service-based, storage, or specialty trade functions.

View the full listing here: <https://www.loopnet.com/Listing/7731-Industrial-Rd-Melbourne-FL/40900025/>

Rental Rate:	\$18.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	8,256 SF
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Year Built:	1976
Rental Rate Mo:	\$1.50 /SF/MO

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Listing space

1st Floor

Space Available:	900 SF
Rental Rate:	\$18.00 /SF/YR
Date Available:	June 12, 2026
Service Type:	Triple Net (NNN)
Office Size:	115 SF
Space Type:	Relet
Space Use:	Industrial
Lease Term:	2 Years

This adaptable industrial property offers a flexible leasing option ideal for businesses seeking functional space with easy accessibility. The premises include garage-style bays supported by 10-foot clear ceiling heights, a private restroom, and drive-through capabilities for efficient operations. The site provides opportunities to lease a 900-square-foot space, which includes a dedicated garage, foyer, and a restroom. Additional yard space and extra square footage can be negotiated based on operational needs. The location benefits from its position off Ellis Road, offering immediate connectivity to I-95 and major distribution arteries serving Brevard County. Tenants also gain proximity to Melbourne Orlando International Airport, making regional and national logistics more accessible. The property is fully fenced and gated, providing heightened security. Its recent upgrades, including new garage doors, electrical enhancements, and refreshed interiors, ensure a move-in-ready environment for light industrial, repair, or service-related users.

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Location



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Property Photos



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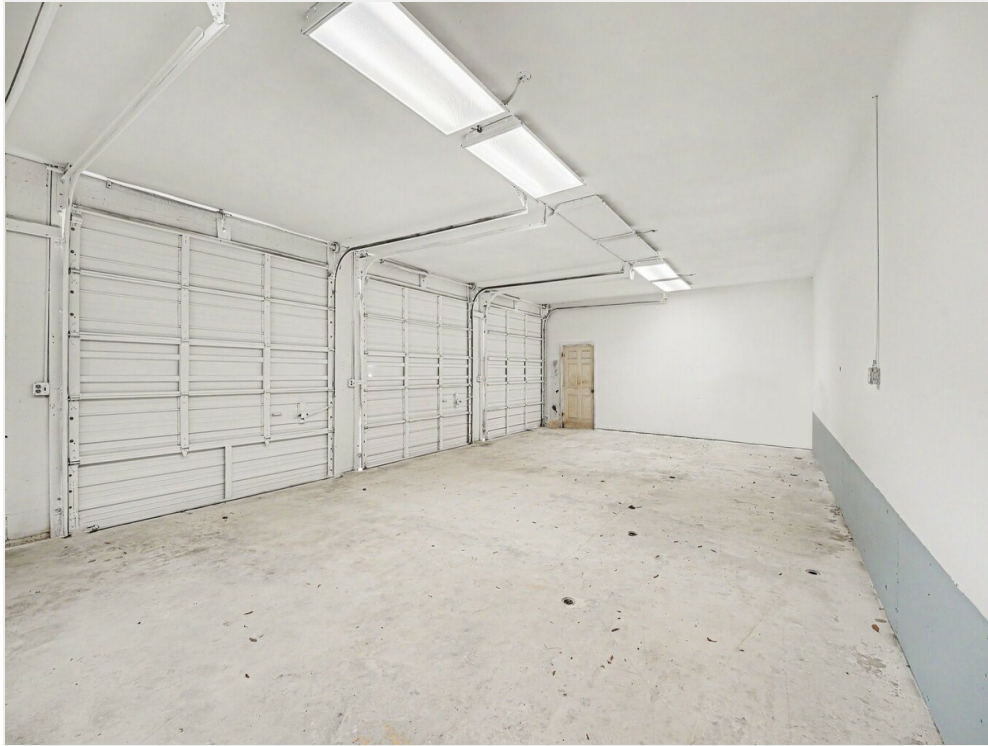


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Available Leased Area

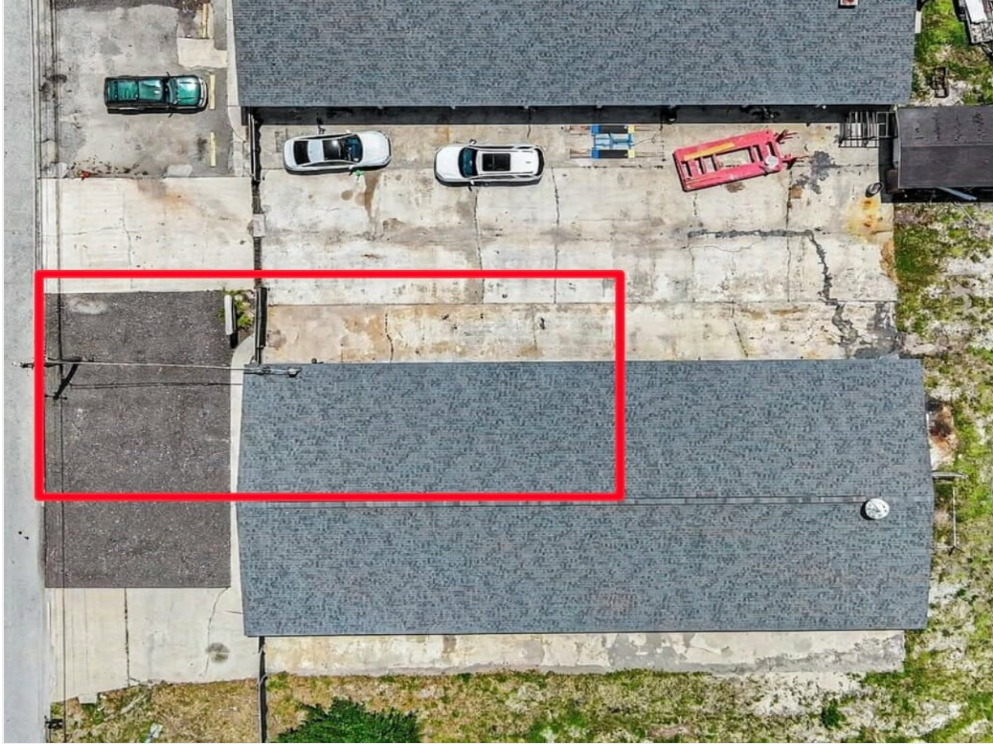


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7133 Industrial Floor Plan Redlined



7731 INDUSTRIAL RD WEST MELBOURNE Floor Plan

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