

OFFICE/INDUSTRIAL FLEX FOR LEASE

Lease Rate: \$13.00/SF NNN

264 West Drive, Melbourne, FL 32904

FOR LEASE



— 264 West Dr —

Key Features

- 7,114 SF office/industrial flex building on 0.94 acres
- Approx. 1 mile from the Ellis Road/I-95 interchange
- Approx. 3,900 SF production/work area and 3,200 SF office/support space
- Eight offices, reception, three restrooms, kitchen/break room, utility/storage, and two production rooms
- Three 12' x 10' roll-up doors, two currently covered by drywall
- Ample front and rear parking, with estimated 35 spaces
- Secure gated entry with private outdoor amenity area and decorative water feature
- Brand-new TPO roof with custom coping



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264 WEST DR | MELBOURNE, FL 32904



Property Description

7,114 SF office/industrial flex building located in Melbourne's established industrial corridor. The property offers a balanced layout with approximately 3,900 SF of production/work area and 3,200 SF of office/support space, including eight offices, reception, three restrooms, kitchen/break room, utility/storage areas, and two production rooms.

The site includes ample front and rear parking, gated entry, and a private outdoor amenity area that provides a more distinctive setting than a typical flex building. The layout is well suited for light industrial, production, service, contractor, showroom, specialty equipment, or office/operations users.

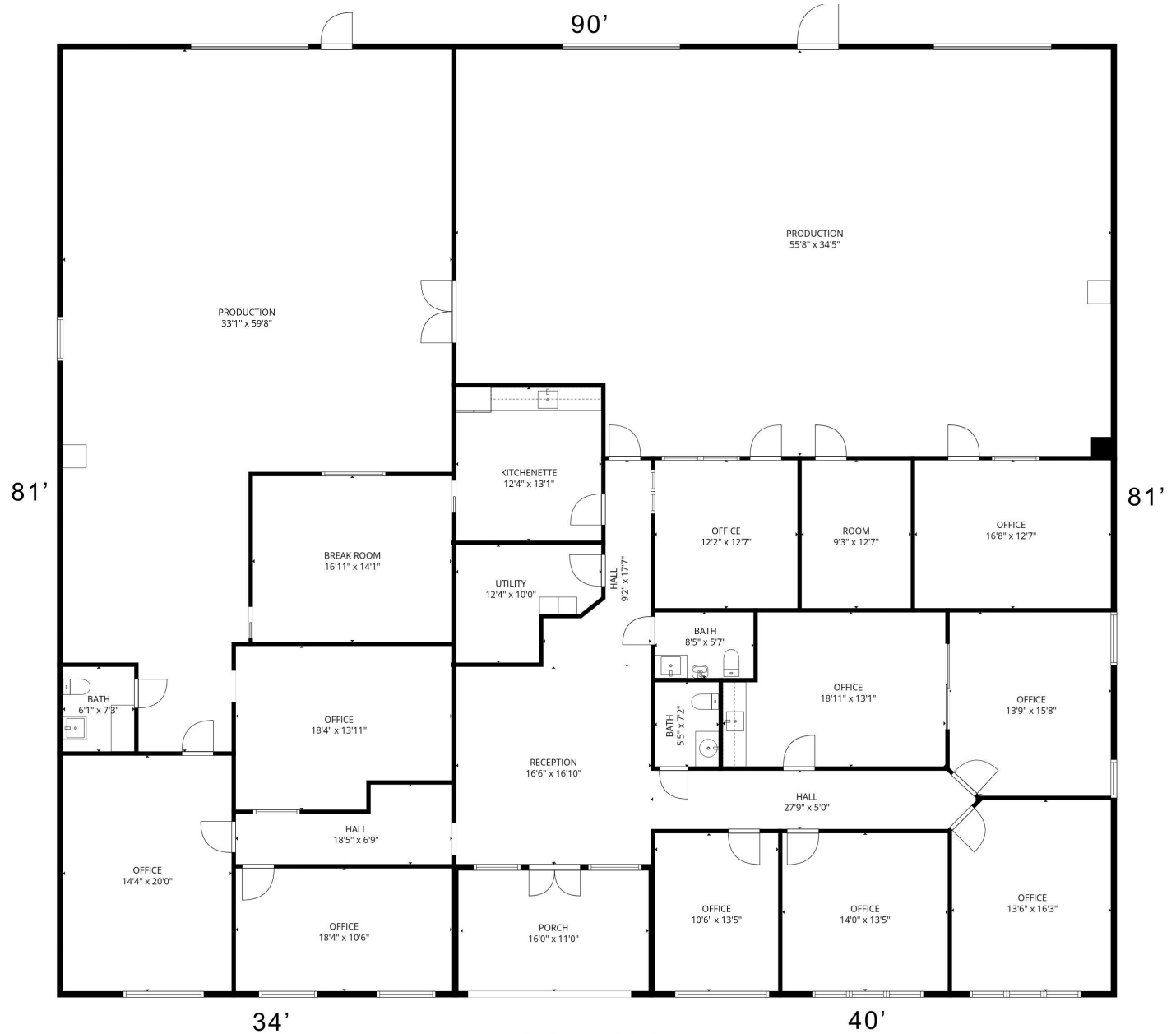
Location Overview

The property is located approximately one mile from the Ellis Road/I-95 interchange, providing convenient regional access within Melbourne and Florida's Space Coast. Ellis Road also connects directly toward Melbourne Orlando International Airport and the surrounding commercial and industrial base.

Melbourne benefits from a diverse local economy with a strong aerospace, defense, technology, education, healthcare, and service-sector presence. Major aerospace and defense employers in the area include L3Harris Technologies, which is headquartered in Melbourne, along with Northrop Grumman and other aviation, defense, and space-related companies operating throughout the Space Coast.

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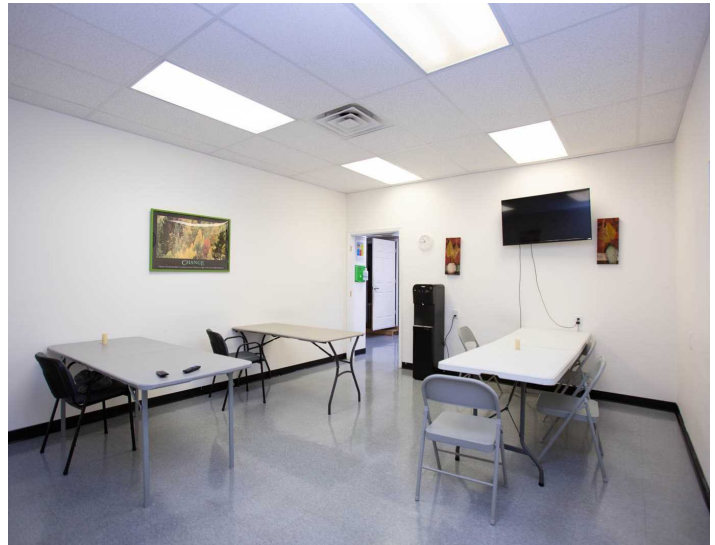
Total: 7114 SF
Excluded Area: Porch (176 SF)

*Measurements deemed reliable but not guaranteed - Please verify



PROPERTY PHOTOS

264 WEST DR | MELBOURNE, FL 32904



SPERRY FLINT & ASSOCIATES

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Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Starting Rent Per SF

Avg. Months On Market

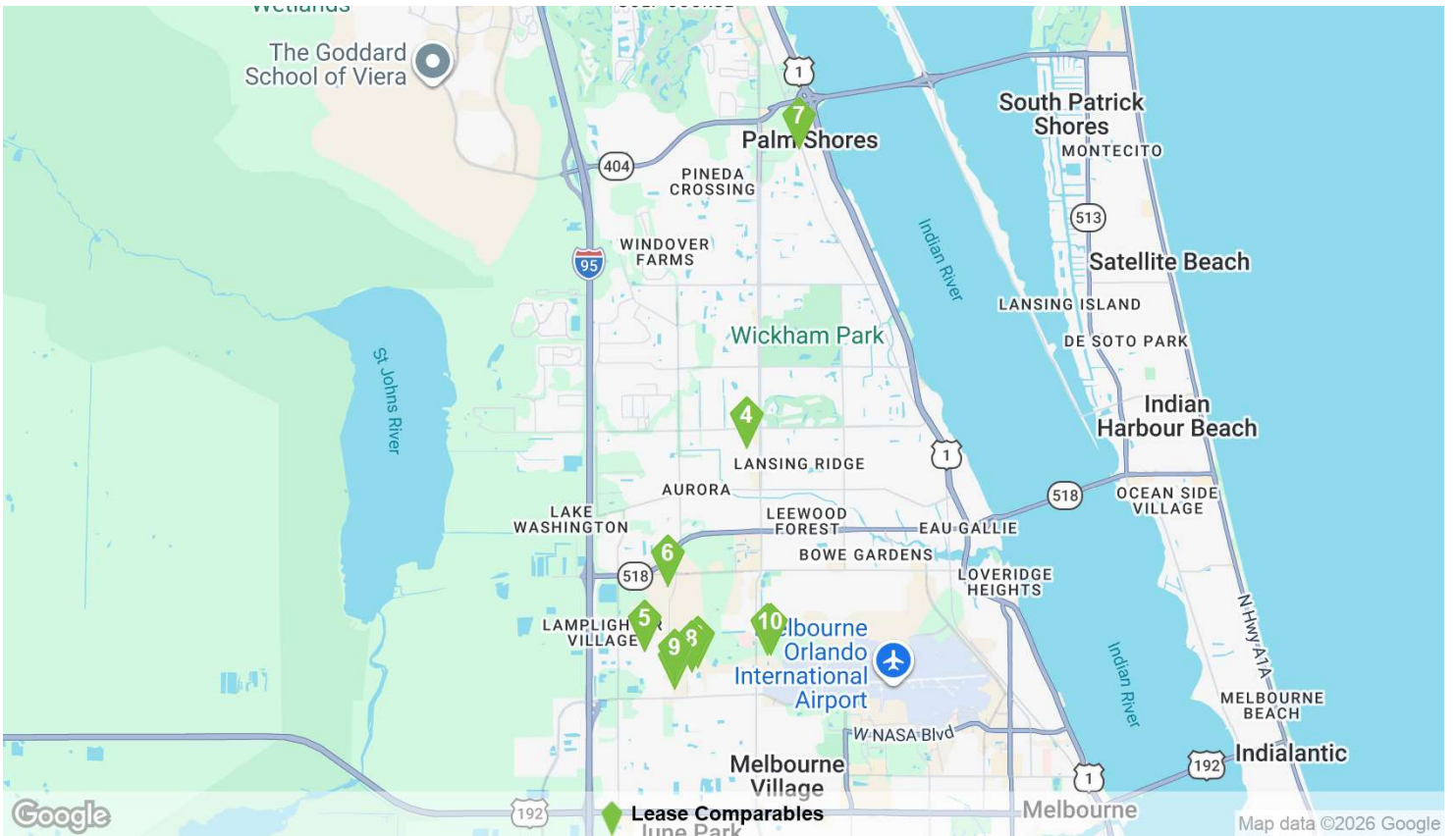
13

\$12.99

\$12.00

6

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	13	\$11.50	\$12.99	\$12.50	\$16.00
Starting Rent Per SF	1	\$12.00	\$12.00	\$12.00	\$12.00
Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	1	4.0%	4.0%	4.0%	4.0%
TI Allowance	2	\$0.00	\$0.00	\$0.00	\$0.00
Months Free Rent	2	0	0	0	0

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	13	2	6	7	14
Deal Size	13	5,000	6,419	6,600	8,200
Deal in Months	3	24.0	48.0	60.0	60.0
Floor Number	13	1	1	1	1

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 385 East Dr	★★★★★	7,720	1st	4/15/2026	New Lease	\$13.75/nnn	Asking
2 2890 Harper Rd	★★★★★	7,380	1st	3/25/2026	New Lease	\$13.00/nnn	Asking
3 515 Distribution Dr	★★★★★	6,855	1st	1/13/2026	New Lease	\$12.50/nnn	Asking
4 3050 Venture Ln	★★★★★	7,560	1st	8/4/2025	New Lease	\$15.00/nnn	Asking
5 Melbourne Industrial Hub 4045 Dow Rd	★★★★★	5,000	1st	7/13/2025	New Lease	\$12.50/nnn	Asking
6 746 A North Drive 746 North Dr	★★★★★	5,950	1st	4/8/2025	New Lease	\$11.95/nnn	Asking
7 Phase I 5131 Industry Dr	★★★★★	5,070	1st	3/31/2025	New Lease	\$12.95/nnn	Asking
8 480 Distribution Dr	★★★★★	5,000	1st	3/27/2025	New Lease	\$12.00/nnn	Asking
9 345 East Dr	★★★★★	7,720	1st	2/21/2025	New Lease	\$16.00/mg	Asking
6 746 A North Drive 746 North Dr	★★★★★	5,400	1st	2/11/2025	New Lease	\$11.95/nnn	Asking
5 Melbourne Industrial Hub 4045 Dow Rd	★★★★★	6,600	1st	2/9/2025	New Lease	\$12.00/nnn	Asking
5 Melbourne Industrial Hub 4045 Dow Rd	★★★★★	5,000	1st	12/17/2024	New Lease	\$12.00/nnn	Starting
10 2896 Harper Rd	★★★★★	8,200	1st	11/8/2024	New Lease	\$11.50/nnn	Asking