

Small Bay Warehouse In Heart Of Melbourne

700 Atlantis Road, Melbourne, FL 32904

Centrally Located / Multiple Unit Sizes Available / Under New Management!



OFFERING SUMMARY

Available SF:	1,240 - 1,325 SF
Lease Rate:	\$14.50 SF/yr (NNN)
Acreage:	2.05 Acres
Facility SF:	31,250 SF
Zoning:	City of Melbourne Light Industrial (M-1)

PROPERTY OVERVIEW

Small Bay Warehouse Units Ranging from 1,240 – 1,325 SF
Each Unit has HVAC Office + One Restroom
Warehouse Concrete Floor and est. 12' Clear Height
10' Wide x 12' Tall +/- Grade Level Doors
City Water/Sewer (Common), FPL Electric (Separately Metered)
AT&T Fiber on Atlantis Road
83 Common Concrete Parking Spaces
Est. \$4.00 PSF OPEX. Minimum 1-Year Lease

LOCATION OVERVIEW

Strategically positioned just south of Nasa Boulevard which is the primary area connector between Interstate 95, Wickham Road, and US1. Nearby employers include the Melbourne International Airport, Northrop Grumman, L3Harris and Extant Aerospace to name a few. Lots of schools, restaurants, and childcare nearby. Make this the future home for your business today!

Zach Ullian, SIOR

Broker Associate

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zach@ullianrealty.com

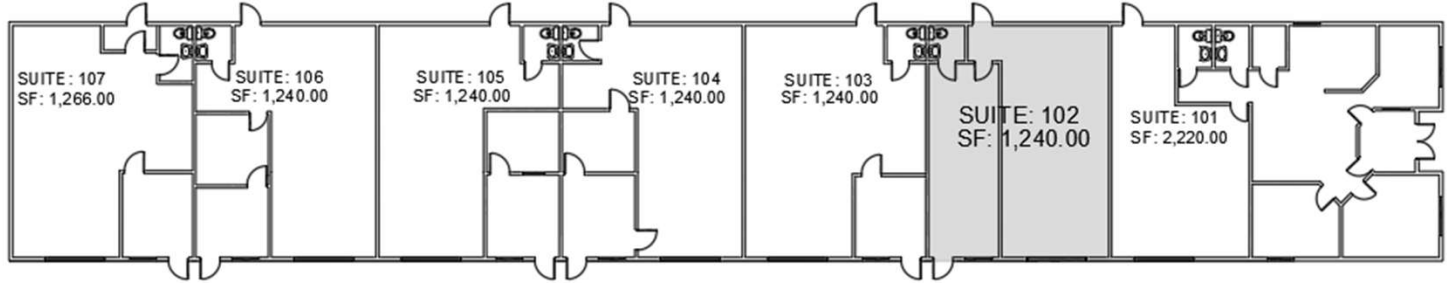


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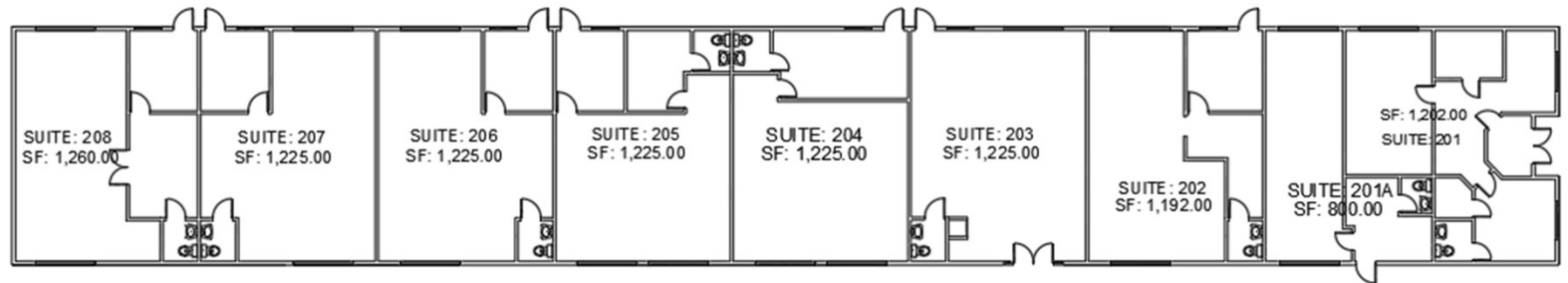
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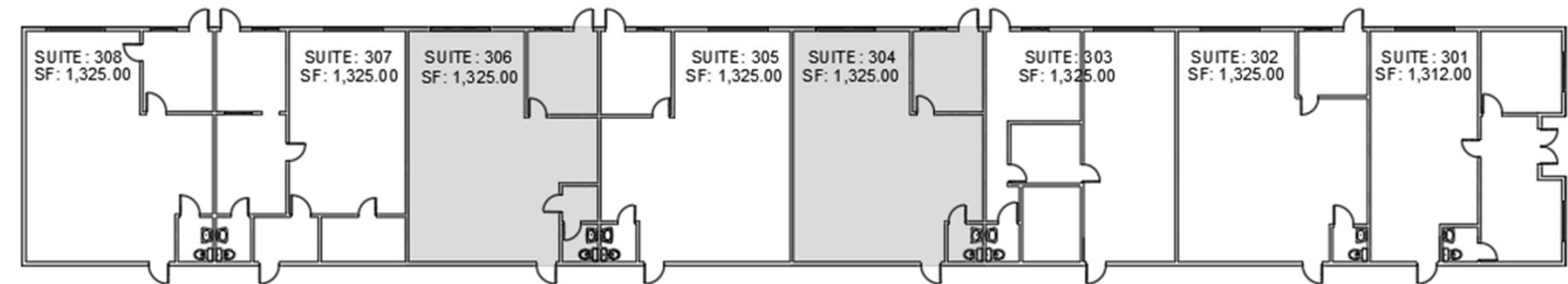
BUILDING 1



BUILDING 2



BUILDING 3



Building	Suite	Size (SF)	Lease Rate	Clear Height Warehouse	Roll-Up Door	Restroom	Office
Building 1	102	1,240 SF	\$14.50/SF/YR NNN	Approx. 12'	Yes	Yes	Air Conditioned
Building 2	201B	1,050 SF	\$14.50/SF/YR NNN	Apartment			
Building 3	304	1,325 SF	\$14.50/SF/YR NNN	Approx. 12'	Yes	Yes	Air Conditioned
Building 3	306	1,325 SF	\$14.50/SF/YR NNN	Approx. 12'	Yes	Yes	Air Conditioned

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**700 ATLANTIS RD
SUITE 102
MELBOURNE, FL 32904**



**1,240 SF
TOTAL SPACE AVAILABLE**



**\$14.50 SF / YR
NNN**



**WAREHOUSE / GARAGE
1 ROLL-UP DOOR**



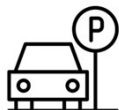
**12 FEET
WAREHOUSE CLEAR HEIGHT**



**OFFICE
FRONT OFFICE / RECEPTION AREA**



**BATHROOM
PRIVATE RESTROOM**



**3
PARKING SPACES**



**A/C OFFICE
WINDOW A/C UNIT**



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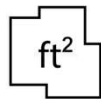
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700 ATLANTIS RD
SUITE 201B
MELBOURNE, FL 32904



1,050 SF
TOTAL SPACE AVAILABLE



\$14.50 SF / YR
NNN



KITCHEN
INCLUDES APPLIANCES AND PANTRY



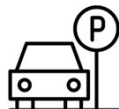
BEDROOMS
2 BEDROOMS



LIVING ROOM
OPEN LIVING AREA



BATHROOM
FULL BATHROOM



2
PARKING SPACES



HVAC SYSTEM
CENTRAL A/C



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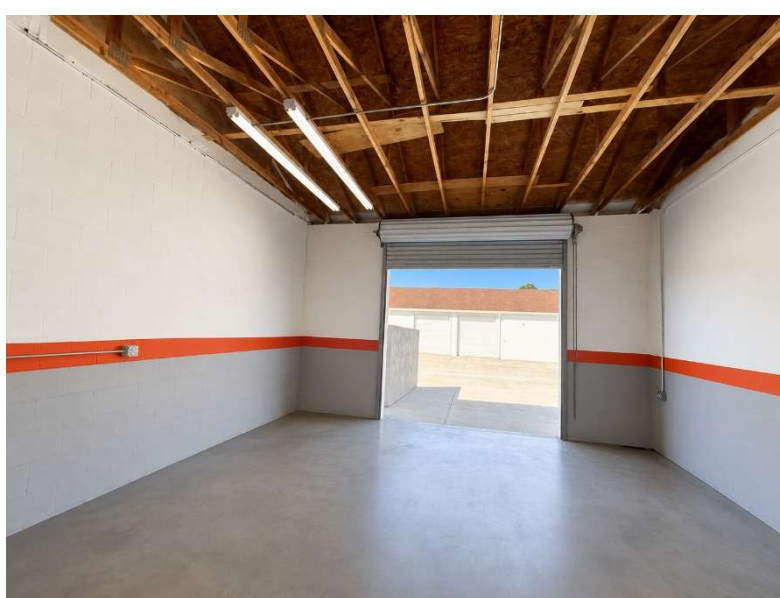
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**700 ATLANTIS RD
SUITE 304
MELBOURNE, FL 32904**



**1,325 SF
TOTAL SPACE AVAILABLE**



**\$14.50 SF / YR
NNN**



**WAREHOUSE / GARAGE
1 ROLL-UP DOOR**



**12 FEET
WAREHOUSE CLEAR HEIGHT**



**OFFICE
FRONT OFFICE / RECEPTION AREA**



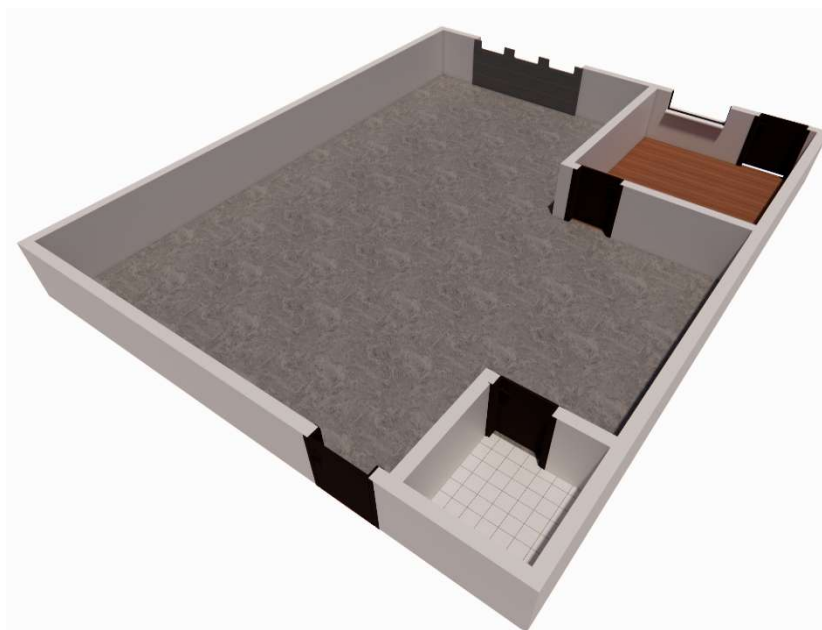
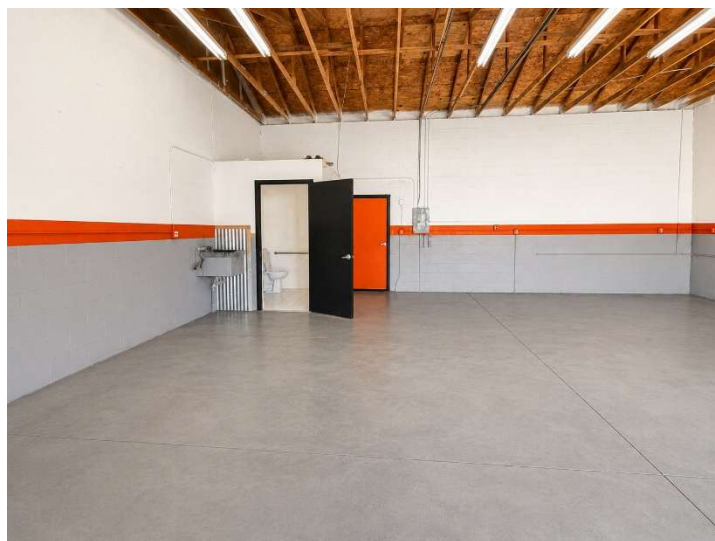
**BATHROOM
PRIVATE RESTROOM**



**3
PARKING SPACES**



**A/C OFFICE
WINDOW A/C UNIT**



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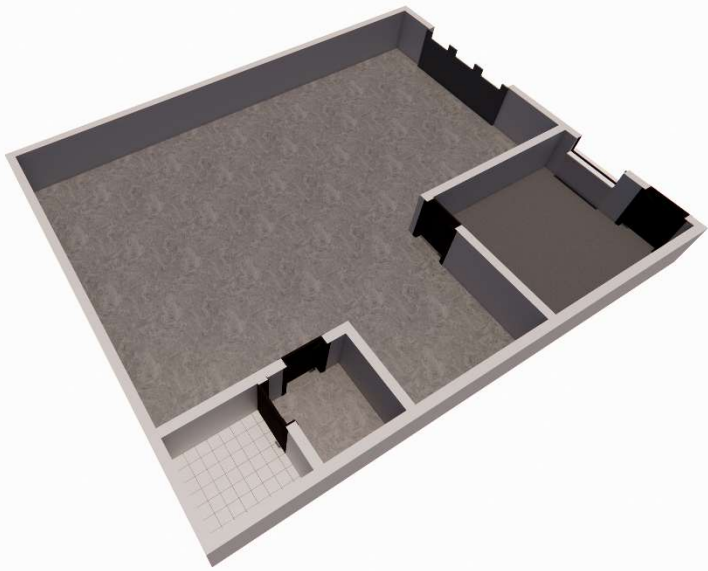
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TOTAL SPACE AVAILABLE**



**\$14.50 SF / YR
NNN**



**WAREHOUSE / GARAGE
1 ROLL-UP DOOR**



**12 FEET
WAREHOUSE CLEAR HEIGHT**



**OFFICE
FRONT OFFICE / RECEPTION AREA**



**BATHROOM
PRIVATE RESTROOM**



**2
PARKING SPACES**



**A/C OFFICE
WINDOW A/C UNIT**



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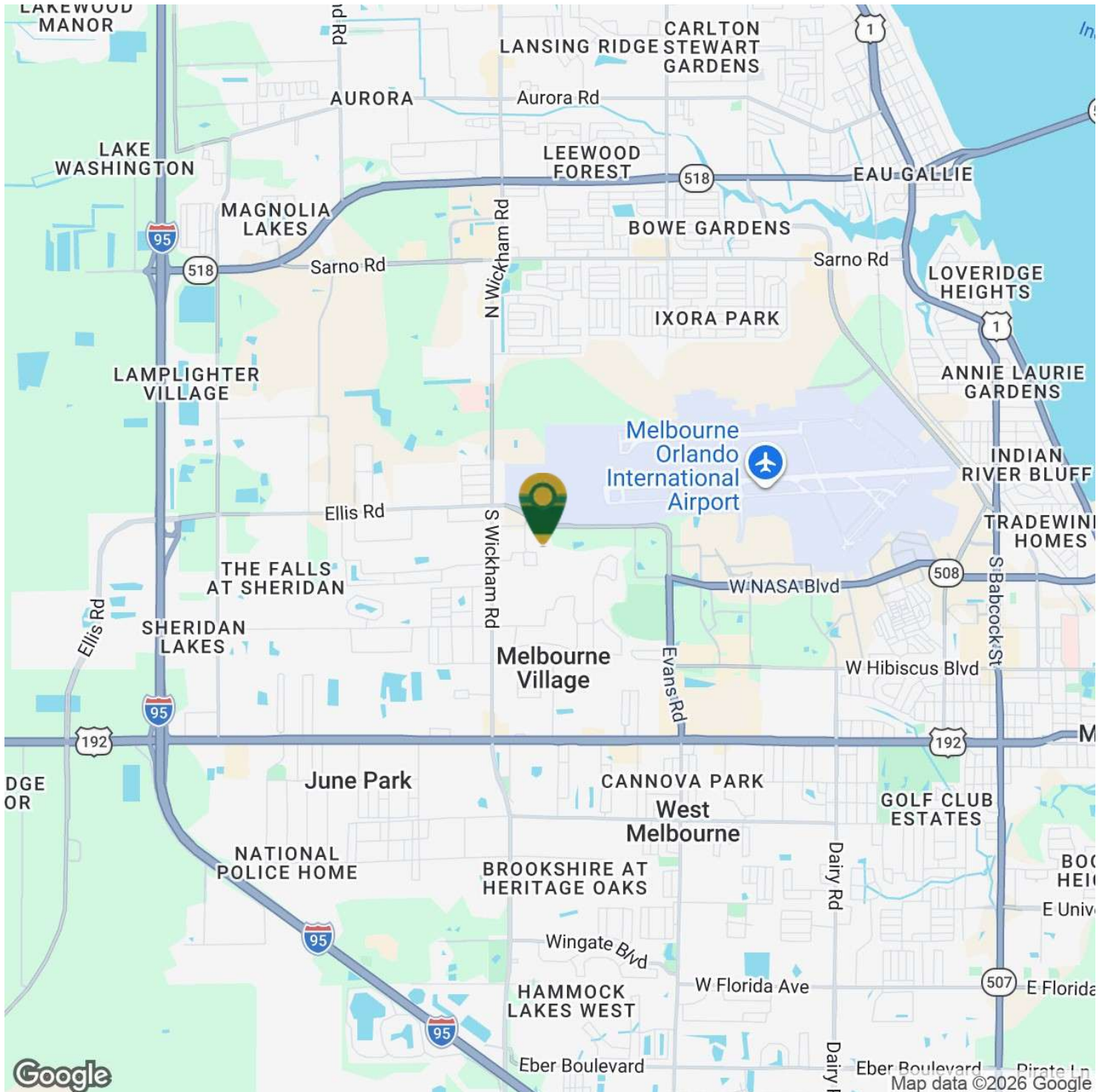
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Location Map



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