

FOR LEASE OR SALE



FACILITY OVERVIEW:
±69,142 SF Industrial Cold Storage & Warehouse Distribution Facility



**7856 ELLIS ROAD
MELBOURNE, FLORIDA**

AVAILABLE NOW:

± 23,569 SF of HVAC warehouse w/ ±4,500 SF of walk-in freezer & cooler space

±45,573 SF Available in November 2025

FOR INFO CONTACT:



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7856 Ellis Road Melbourne

±23,569 SF Available Now

BUILDING OVERVIEW

Building SF +/- 69,142 SF
 Total Office SF +/- 5,107 SF
 Clear Height +/- 25'
 Power Three Phase
 Total Acreage 7.18 SF
 Zoning Light Industrial
 Built / Renovated 2015 / 2016

NOW LEASING

Dry Warehouse Space 17,508 SF
 Cold Storage Space 4,500 SF
 Office Space 1,561 SF

OFFERING SUMMARY

Located less than one mile from Interstate 95 and just a few minutes from US Highway 1, this 69,142 SF industrial cold storage and warehouse distribution facility is the only one in its class on the Space Coast. The property is now offering 23,569 SF of fully HVAC warehouse space with prime street frontage, office space, walk in freezer & cooler storage, and more for lease. Additionally, 45,573 SF of cooler warehouse (32* Degrees) will be available come November of 2025 allowing for a potential full building user. This space offers various users to explore opportunities here in Melbourne's flourishing market.

WAREHOUSE FEATURES:

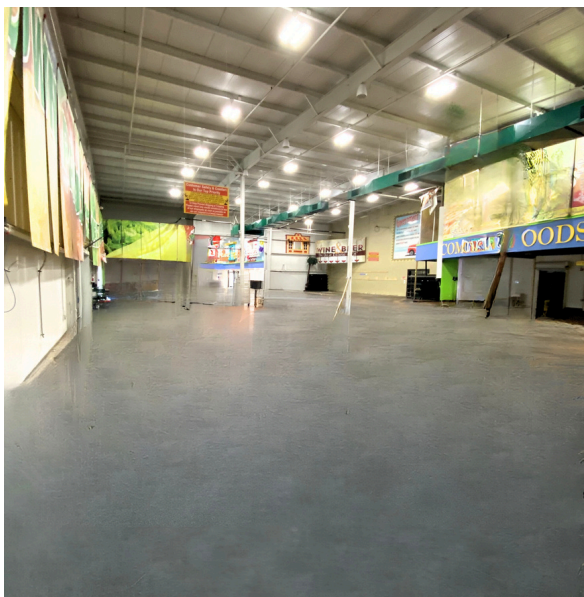
- Large Walk-in Freezer / Cooler Areas
- Ample upstairs office / Surface level parking / Open HVAC Warehouse
- Prime Location near Interstate 95 on Ellis Road in Melbourne, Florida
- Opportunities for Small Grocery Tenant / Light Manufacturers / Storage, Etc.
- Potential for ±1 Acre of outside storage in the front parking lot

LOCATION INSIGHT



KEY DISTANCES	
23 MILES	- PORT CANAVERAL
29 MILES	- KENNEDY SPACE CENTER
40 MILES	- TITUSVILLE
50 MILES	- ORLANDO AIRPORT

PROPERTY PHOTOS



FLOOR PLAN



45,573 SF - Available November 2025

23,569 SF - AVAILABLE NOW

Full building potentially available in November 2025

CALL FOR INFO

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