

**FOR LEASE OR SALE**



**FACILITY OVERVIEW:**

**±69,142 SF Industrial Cold  
Storage & Warehouse  
Distribution Facility**



**7856 ELLIS ROAD  
MELBOURNE, FLORIDA**

**BUILDING BREAKDOWN:**

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

**±45,573 SF Cooler Warehouse Space**

**FOR INFO CONTACT:**



**MIKE MOSS, SIOR**  
Principal | Director  
321.543.2498  
Mike@teamlbr.com

**MICHAEL MOSS II**  
Associate  
321.266.1150  
mmoss@teamlbr.com

INFORMATION CONTAINED HEREIN BELIEVED ACCURATE HOWEVER NOT WARRANTED



# 7856 Ellis Road Melbourne

## ±69,142 SF

## Available For Lease

### BUILDING OVERVIEW

Building SF ..... +/- 69,142 SF

Total Office SF ..... +/- 5,107 SF

Clear Height ..... +/- 25'

Total Acreage ..... 7.18 SF

Power ..... Three Phase

Zoning ..... Light Industrial

Built / Renovated ..... 2015 / 2016

Lease Type ..... NNN

**CALL FOR PRICING**

### 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 offers 23,569 SF of fully HVAC warehouse space with prime street frontage, office space, walk in freezer & cooler storage, and 45,573 SF of cooler warehouse (32\* Degrees) space. The property can be utilized for a single tenant user and or demised down to fit various size requirements, contact our team today to learn more!

### WAREHOUSE FEATURES:

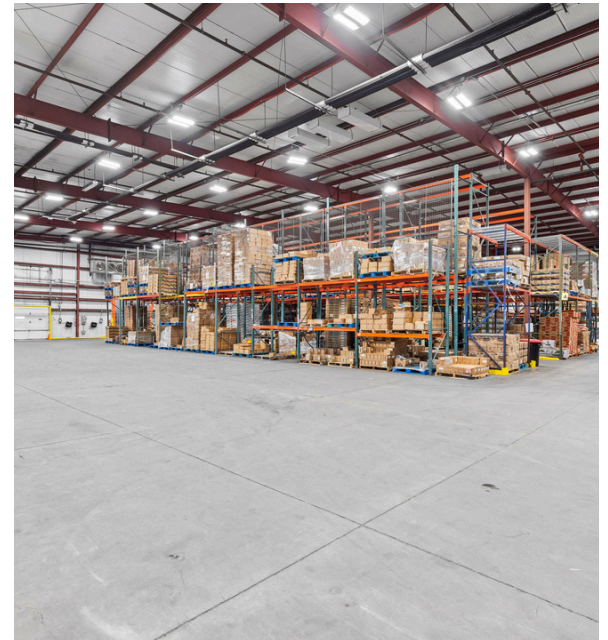
- Large Walk-in Freezer / Cooler Areas
- Ample upstairs office / Surface level parking / Open HVAC Warehouse
- Prime Location near Interstate 95 on Ellis Road in Melbourne, Florida
- Opportunities for Small Grocery Tenant / Light Manufacturers / Storage, Etc.
- Potential for ±1 Acre of outside storage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

### LOCATION INSIGHT



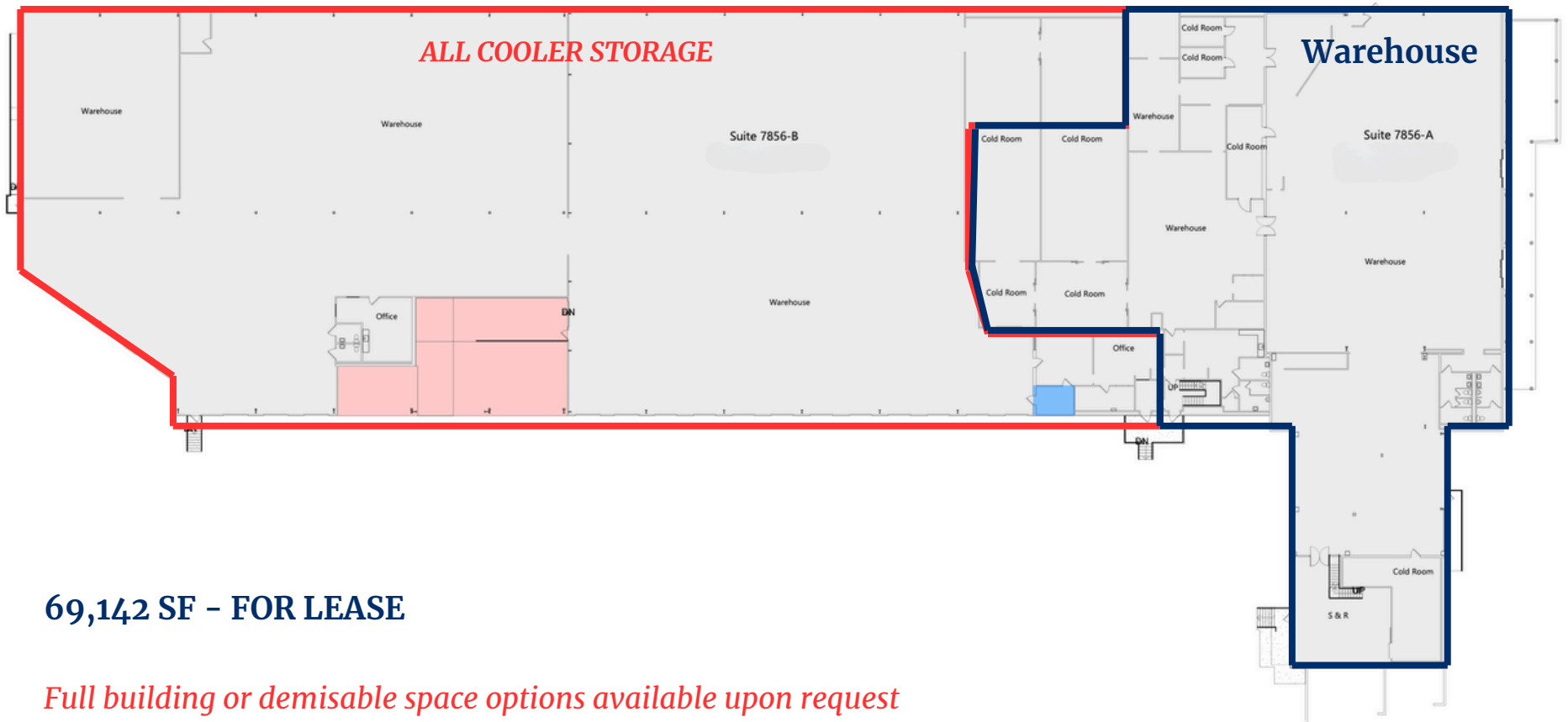
# PROPERTY PHOTOS

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# FLOOR PLAN



**69,142 SF - FOR LEASE**

*Full building or demisable space options available upon request*

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