



**PERIMETER CENTER**

4450 West Eau Gallie Blvd.  
Melbourne, Florida 32934

• 232: Office	<u>Suite</u>	<u>Sq. Ft.</u>	<u>Rate</u>
	232	5,775	\$12.00
		CAM	\$2.70



**WICKHAM OAKS BUSINESS PARK**

N. Wickham Road  
Melbourne, Florida 32935

• The 410 building is 2 stories: office bldg. facing Wickham Road, plentiful windows & parking.	<u>Suite</u>	<u>Sq. Ft.</u>	<u>Rate</u>
	410	6,500 CAM	\$11.00 \$ 3.10
• 420-B: offices & light manufacturing.	420-B	5,435 CAM	\$10.00 \$ 3.08
• 390-E: Office, lab, manufacturing and warehouse.	390-E	18,000	\$ 7.00
• 390-G: 2000 SF of a/c'd showroom 4,000 SF of warehouse.	390-G	6,000 CAM	\$ 6.50 \$ 2.00
• 380-H: 25'x 40' deep, mostly open office.	380-H	2,000 CAM	\$ 8.00 \$ 2.59



**GRAYWATER II**

4401 Fortune Place  
West Melbourne, Florida 32904

• 100% air-conditioned office & manufacturing facility with a 25' roll-up door and large, paved storage yard.	<u>Suite</u>	<u>Sq. Ft.</u>	<u>Rate</u>
	4401	63,750 CAM	\$ 8.50 \$ 2.00



**COASTAL TECHNOLOGY CENTER**

715-745 North Drive  
Melbourne, FL 32934

<u>Suite</u>	<u>Whse SF</u>	<u>Office SF</u>	<u>Total SF</u>	<u>Rate</u>
739-C	1,200	300	1,500 CAM	\$ 7.50 \$ 2.55



**MELBOURNE BUSINESS PARK**

Enterprise Court  
Melbourne, Florida 32934

	<u>Suite</u>	<u>Sq. Ft.</u>	<u>Rate</u>
• 4450-L: offices & flex	4450-L	9,000	\$ 7.80
• 4450-E: 25'x120' 100% AC, open floor plan, 400 amps 240 volt power	4450-E	3,000	\$ 7.25
• 4450-Q: unairconditioned warehouse with bathroom	4450-Q	1,500 CAM	\$ 5.75 \$ 1.60



**ELLIS ROAD INDUSTRIAL COMPLEX**

Technology Drive  
West Melbourne, Florida 32904

	<u>Suite</u>	<u>Sq. Ft.</u>	<u>Rate</u>
• 7800: 100% A/C'd manufacturing space and office. Shared dock	7800	18,410	\$ 8.00
• 7740: open warehouse, 1/2 AC'd, 1 truck dock, 1 drive-in ramp.	7740	11,693	\$ 7.00
• 7760: 100% A/C'd dock high warehouse	7760	10,168	\$ 7.00
• Tilt wall construction		CAM	\$ 1.70
• Standing seam roof, 22' eave, R-22 insulation			



**TECHNOLOGY DRIVE BUILDING**

7703 Technology Drive  
West Melbourne, FL 32904

	<u>Sq. Ft.</u>	<u>Rate</u>
• Suite 102: 100% air-conditioned dock high warehouse, 25% office.	11,592	\$ 7.25
• Convenient to I-95 and US-192	CAM	\$ 2.25



**ELLIS PROPERTIES**

Ellis Road  
West Melbourne, Florida 32904

	<u>Suite</u>	<u>Sq. Ft.</u>	<u>Rate</u>
• 7815: 18,750 SF foot print plus 3,430 SF office mezzanine, fire sprinklered, clear span, 10 roll up doors, grade level/truck well, 21' eave, 15,800 SF warehouse & 6,380 SF office (2 levels)	7815	22,180	\$ 6.90
		CAM	\$ 1.42





## TRIO INDUSTRIAL PLAZA

North Drive  
Melbourne, Florida 32934

• 295-H:	Office, dock high flex space	<u>Suite</u>	<u>Sq. Ft.</u>	<u>Rate</u>
• 285-D:	Office, cubicle area, dock high shipping & receiving, 100% A/C	295-H	11,950	\$ 7.75
		285-D	7,500	\$ 7.75
• 285-H:	Office & flex space.	285-H	3,750	\$ 7.75
			CAM	\$ 2.33



## DOW RODES INDUSTRIAL CENTER

4250-4280 Dow Road  
Melbourne, Florida 32934

<u>Suite</u>	<u>A/C'd Whse</u>	<u>Office</u>	<u>Whse</u>	<u>Total SF</u>	<u>Rate</u>
209-211	0	2,025	2,025	4,050	\$ 6.50
207	0	350	2,350	2,700	\$ 6.25
104	2,700	0	0	2,700	\$ 6.00
311	0	350	1,000	1,350	\$ 6.50
				CAM	\$ 2.25



## ROCKLEDGE BUSINESS PARK

Haverty Court  
Rockledge, Florida 32955

• 597-80:	100% A/C'd, open manufacturing.	<u>Suite</u>	<u>Sq. Ft.</u>	<u>Rate</u>
• 597-120:	Reception & office. Faces Murrell Road.	597-80	2,812	\$ 9.95
		597-120	2,612	\$12.00
			CAM	\$ 2.95
• 571-P:	Half office, half flex.	571-P	2,235	\$ 7.75
			CAM	\$ 2.61