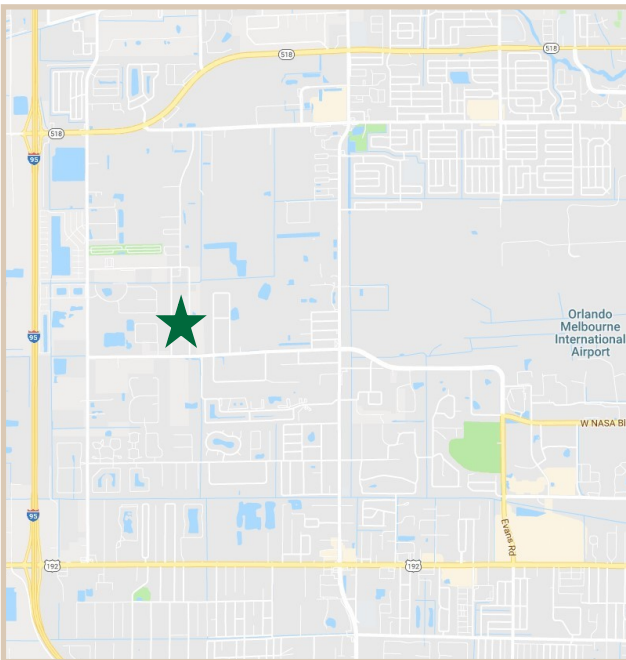


FOR LEASE

360 East Drive, West Melbourne, FL 32904

PROPERTY FACTS

Building Area:	32,000 Sq. Ft.
Floors:	2 with open Warehouse
No. of Units:	2 Units
Unit Range:	16,000-16,000 Sq. Ft.
Year Built:	1982
Construction:	Reinforced Tilt-Up
Roof:	Steel Rigid Bar Joists; Insulated Metal Pan Roof
Utilities:	City Water/Septic
Power:	FPL Electric
Zoning:	M1 Light Industrial
Lease Type:	Modified Gross



PROPERTY HIGHLIGHTS

Price	We're competitively priced considering the high-valued property.
Target Market Variability	Centrally located in the heart of Brevard's industrial zone where you can easily access I-95, US-1, and Melbourne International Airport.
Layouts	All unit renovations were completed as of late 2018. Changes to the units allowed better utilization of square footage and a refreshed professional appearance.
Usage Versatility	Each unit comes with 8,000 SF of Office Space and 8,000 SF of Warehouse Space. The available 3-phase power and zoning allow for manufacturing and there's a metal warehouse in the back for easy access from trucks.
Parking & Access	There's plenty of parking available with a possibility of making some of the parking areas used for outdoor storage. Have a truck loop around, pick up, and exit easily.



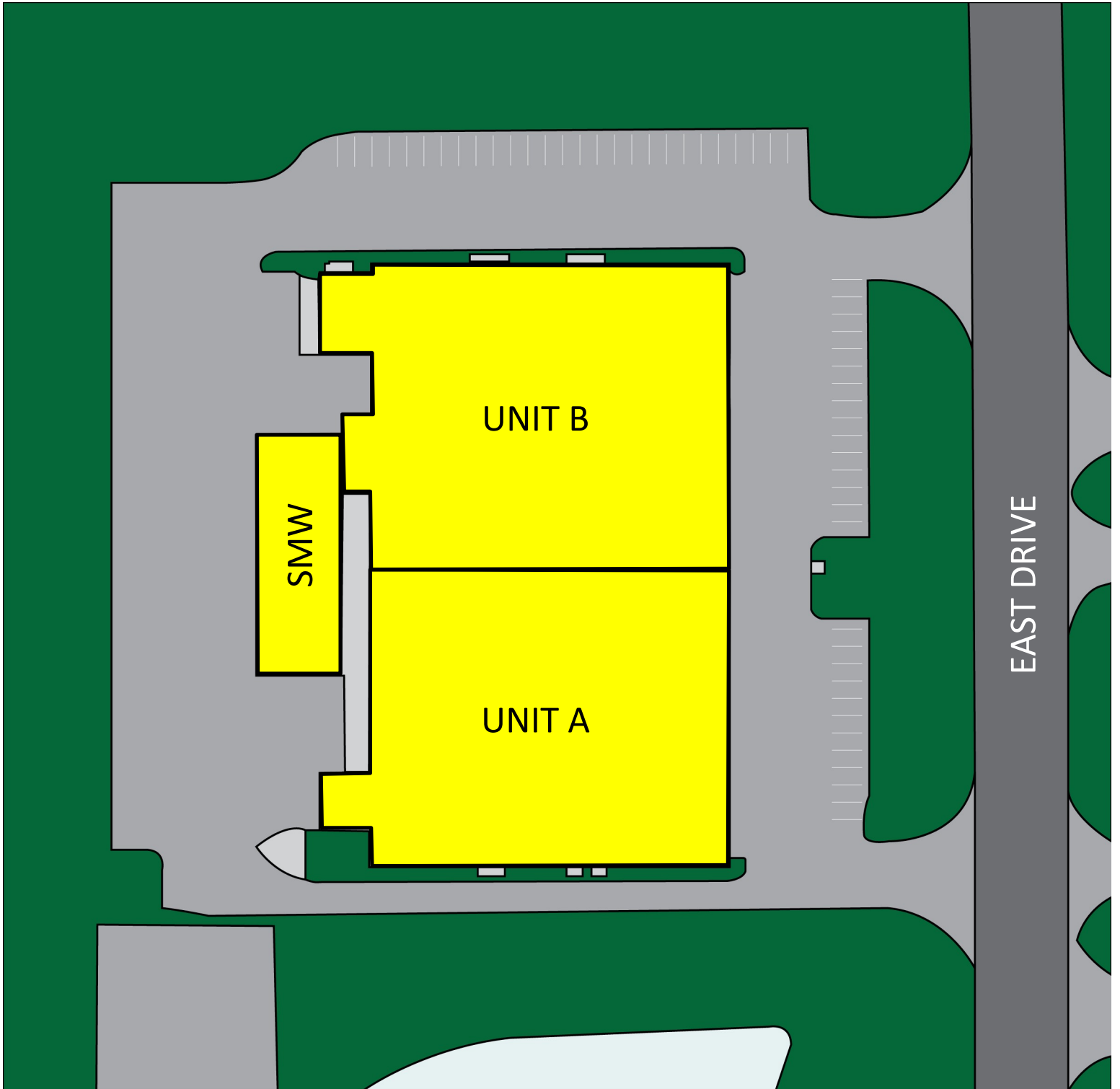
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Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
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SITE PLAN

360 East Drive, West Melbourne, FL 32904



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Units Coming Available

360 East Drive, West Melbourne, FL 32904

UNIT	SIZE	RATE		MONTHLY	UTILITIES			POTENTIALLY COMING AVAILABLE
				MONTHLY RATE	WA TE R	EL EC TRIC	TRAS H	
A & B	32,000	\$13.00	SF/YR	\$34,666.67	No	No	No	September 01, 2025
SMW	2,240	\$13.00	SF/YR	\$2,426.67	No	No	No	September 01, 2025

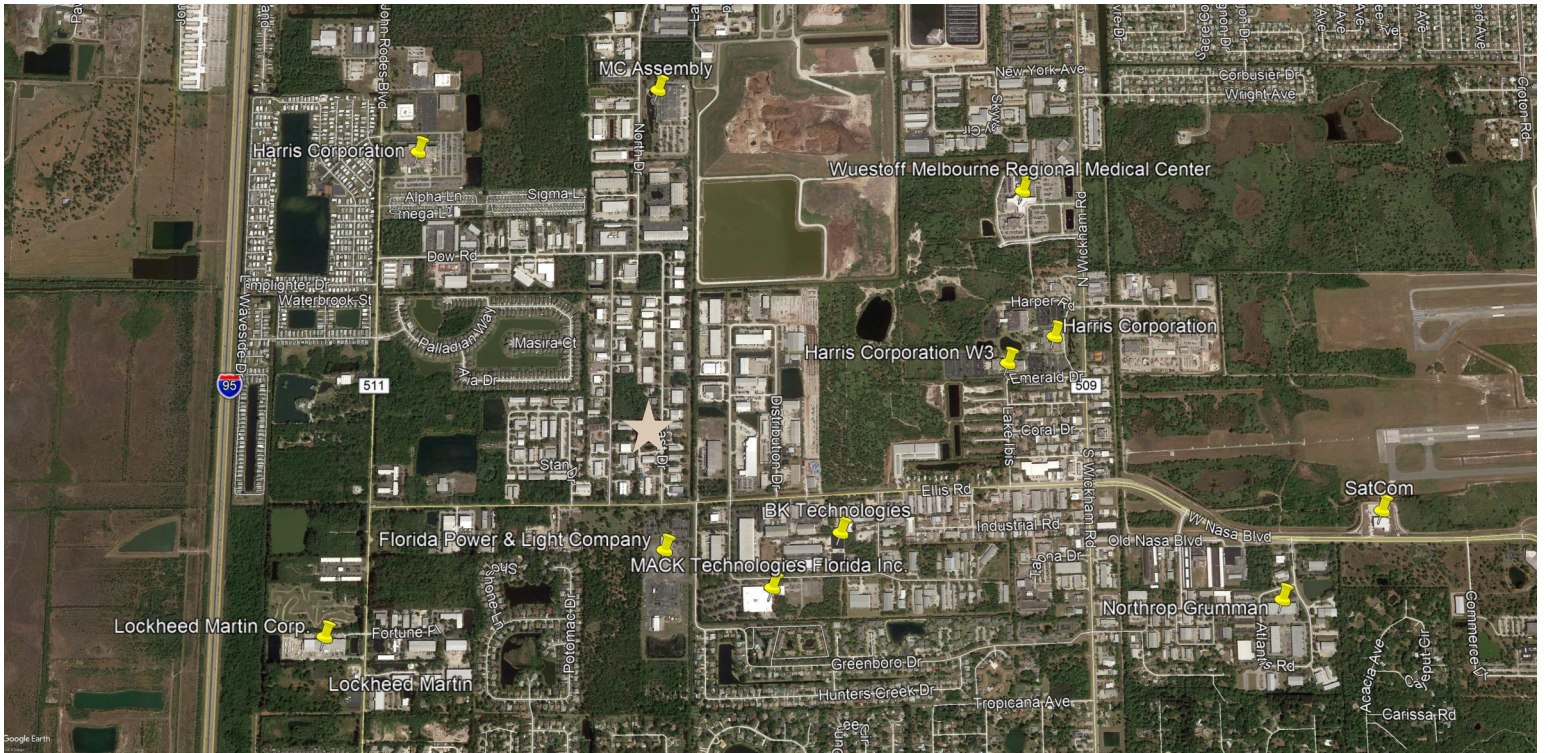
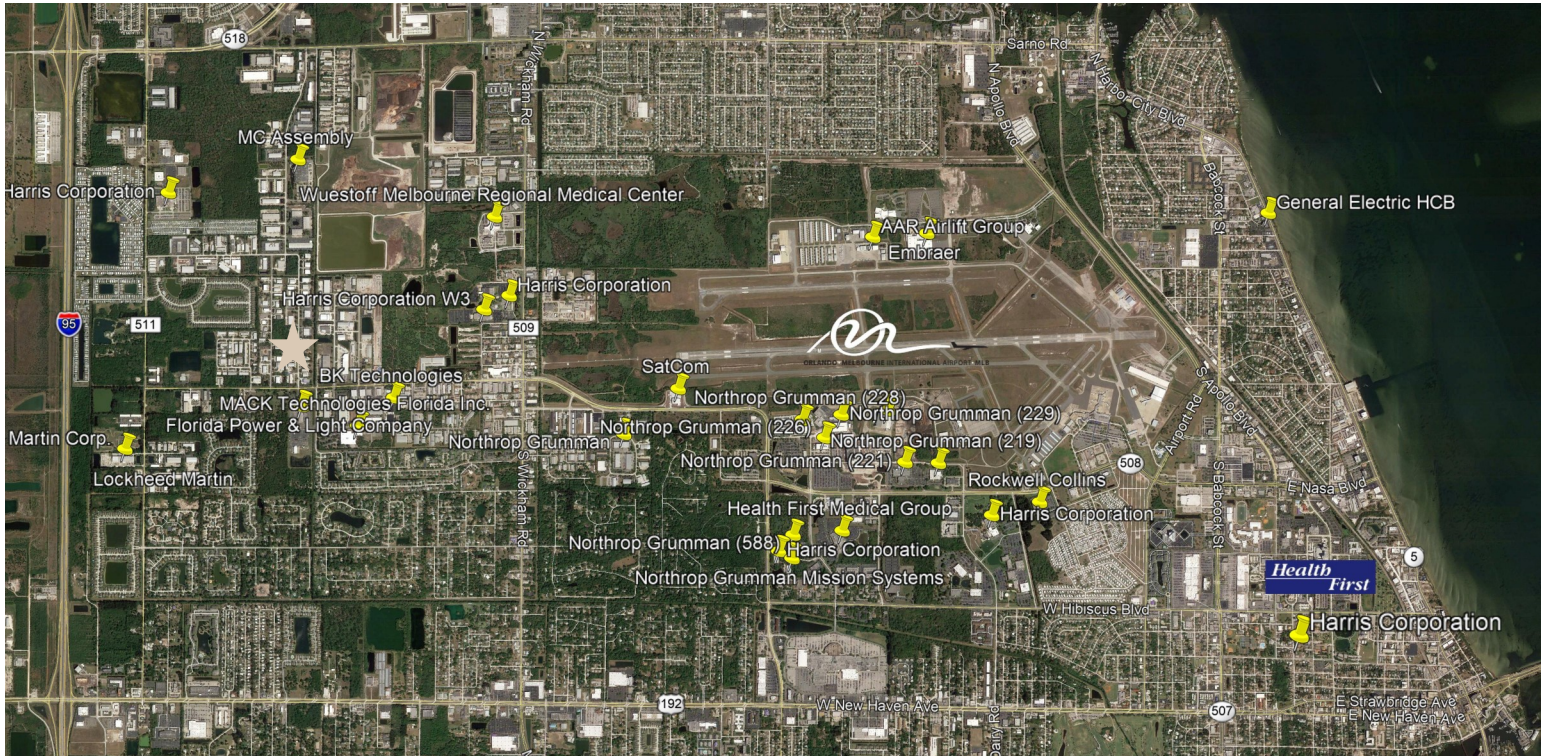


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LOCAL TENANT MAPS

360 East Drive, West Melbourne, FL 32904



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LOCAL TENANT NAMES

360 East Drive, West Melbourne, FL 32904

LOCKHEED MARTIN

HARRIS
CORPORATION

FLORIDA POWER &
LIGHT

HEALTH FIRST

NORTHROP GRUMMAN

ROCKWELL COLLINS

GENERAL ELECTRIC

MACK TECHNOLOGIES
FLORIDA INC.

SATCOM

MARTIN CORPORATION

MC ASSEMBLY

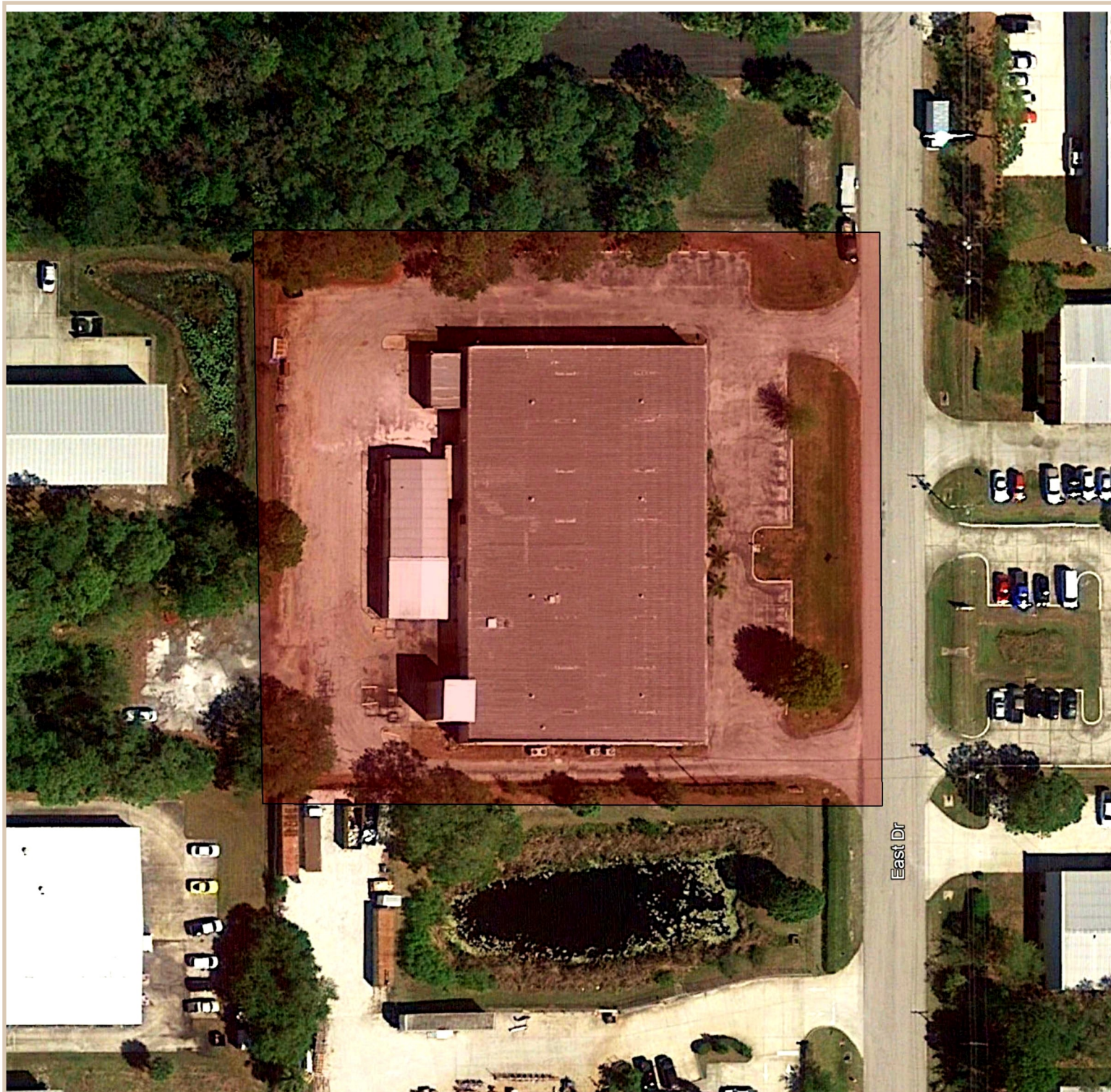


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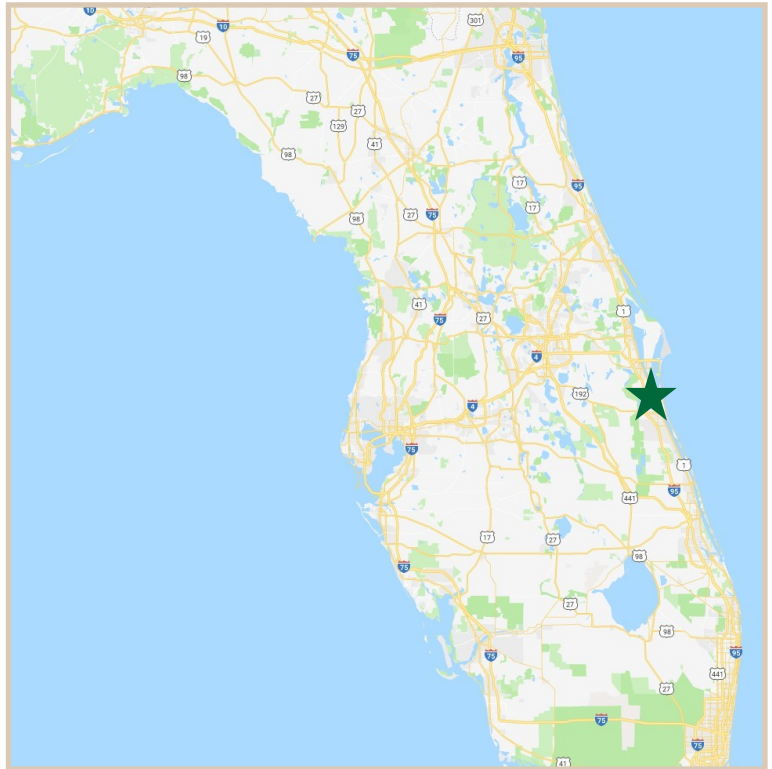
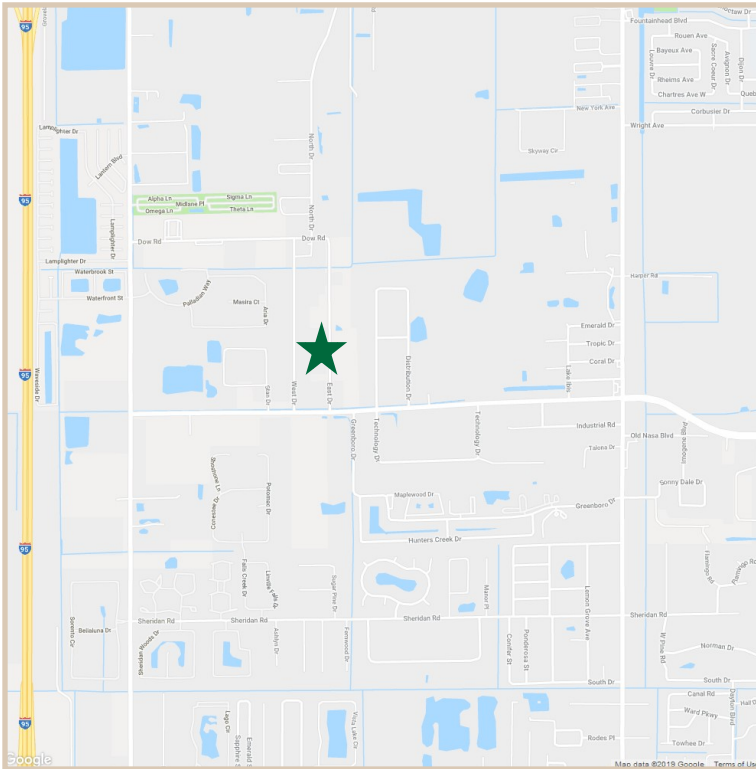
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LOCATION MAPS

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ADDITIONAL PHOTOS

360 East Drive, West Melbourne, FL 32904



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Q: What are the Lease Types that CAVS offer?

A: Lease Types refer to the level of service that the Landlord provides to the Tenant. All Lease Types directly influence the economics of the deal. You can find which type of lease we have on the front page of each of our brochures. Generally, we offer three types of leases:

1. *Full-Service Lease.* For the advertised price per square foot, expressed annually, the Landlord will pay for the real estate tax; various insurances including property insurance; maintenance and repairs of the common areas, structural and non-structural elements of the building(s) and building systems including HVAC systems; all capital expenditures; reasonable usage of water & sewer, electric and non-hazardous trash removal. Basically, this type of lease is perfect if you're looking for peace of mind.
2. *Modified Gross Lease.* This is our "in-between" type. Meaning, it's in-between a full-service and triple net. The Landlord pays for the maintenance and repairs to the common areas, various insurances for the property, and the real estate tax bill. Beyond that depends on the property and the Landlord. The Tenant could be responsible for maintaining, repairing or possibly replacing the HVAC system and all utilities.
3. *Triple Net.* In addition to paying rent, the Tenant would be responsible for paying their proportionate share of real estate taxes, insurance and common area maintenance. Most of the time, the Tenant will also be responsible for maintenance, repairs and replacements of non-structural elements of their premises as well as the systems (i.e., HVAC).

Q: What is the process of getting into a unit?

A: Great question. Please see the steps below for the typical process:

1. Give us a call and ask for a meeting to see the unit or units you believe you might be interested in.
2. Like the unit? Great! Let us know with a call or email. We'll ask you some quick and easy questions to get the lease agreement written and sent back to you along with a commercial lease application.
3. Fill out the commercial lease application and either email, fax or mail the application to us.
4. Read and Sign the Lease Agreement in triplicate making sure to get each signature witnessed. Then mail the originals over to us.
5. The First Month's Rent plus applicable sales taxes & Security Deposit (equal to the first month's rent) would then be paid. We accept cash, check, money order and credit card.
6. We send you the keys to your new unit.

Charles A. Von Stein, Inc. is a full service commercial property management, leasing and sales company specializing in multi-tenant office, retail, and industrial properties. The company has managed and leased millions of square feet of real estate over the last 50+ years. The Company has extensive experience in managing and leasing warehouse, office and retail space. Most client relationships have been long term in nature with many exceeding ten or even twenty years in duration. It has been the stability in relationships and the consistency in performance that has marked the company's growth. The Company has a strong track record of taking troubled properties and turning around the occupancy levels, physical maintenance, appearance and general organization of the entity's underlying paper and legal documentation. Today the focus of the business is the Treasure and Space Coast areas on the central east coast of Florida. Charles A. Von Stein, Inc. remains committed to excellence as it starts its next 50 years of leadership in Florida Real Estate.



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