



INDUSTRIAL PROPERTY FOR SALE OR LEASE

Digital Light Crossings Build To Suit Sale Or Lease

Digital Light Drive Build to Suit Melbourne, FL 32934

SALE PRICE \$2,800,000

presented by:

MIKE MOSS, SIOR

Principal | Industrial Team Director

321.543.2498

mike@teamlbr.com

SUMMARY

Digital Light Crossings • Digital Light Drive Build to Suit Melbourne, FL 32934



OFFERING SUMMARY

Sale Price:	\$2,800,000	Site Plan and Entitlement - Build to Suit up to 150,000 SF Central Melbourne Business and Industrial District With Convenient, Easy Access to Two, Soon To be Three, I-95 Exchanges within 2 miles, (Ellis Road Interchange is Under Construction) Excellent Distribution, Central to I-95 Corridor and Major East/West Routes Reach Major Florida Ports and Back in One Allotted Drive Time Day Excellent E-commerce Last Mile Distribution
Lot Size:	14.24 Acres	Strategic Central Florida Location Close to Northrup Grumman, Embraer, Harris, Collins Aerospace and other Fortune 500 Companies, in the Center of the Space Coast's Aerospace, Engineering, Manufacturing Hub
Building Size:	150,000 SF	5.2 Miles to Orlando- Melbourne International Airport
Zoning:	MI	- TILT WALL CONSTRUCTION - UP TO 35' CLEAR HEIGHT - DOCK HIGH & DRIVE-IN LOADING - 3 PHASE ELECTRIC AVAILABLE - ESFR SPRINKLER or DRY SUPPRESSION SYSTEM FOR ELECTRONICS MANUFACTURING - EXCELLENT PARKING RATIO'S
APN#:	27-36-23-77-B-32, 27-36-23-76-B A	
Market:	Melbourne	

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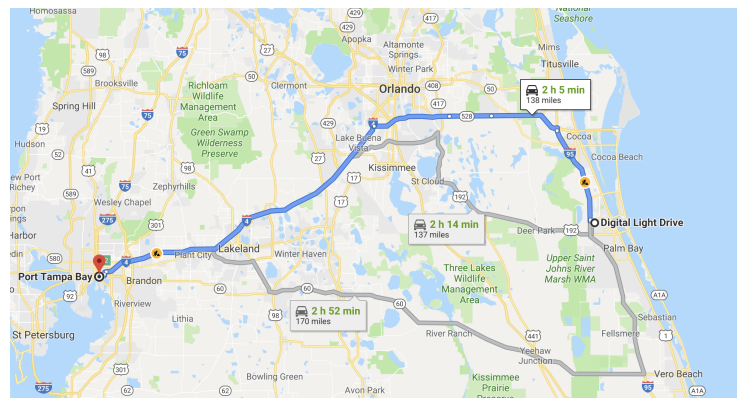
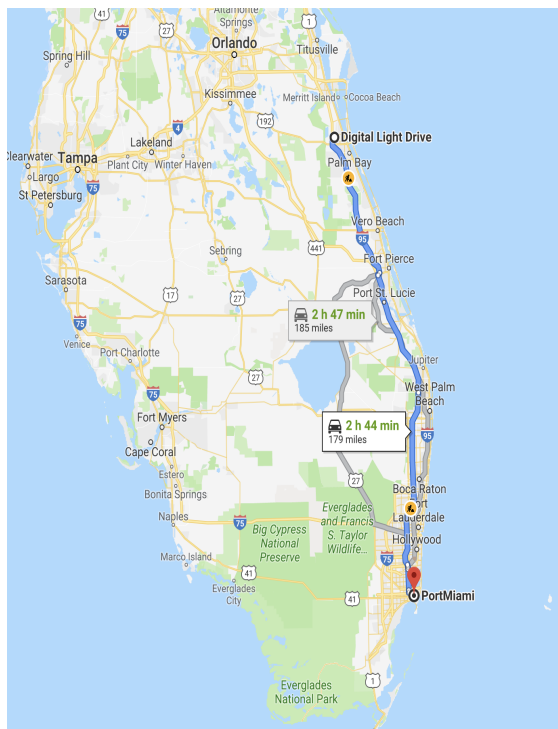
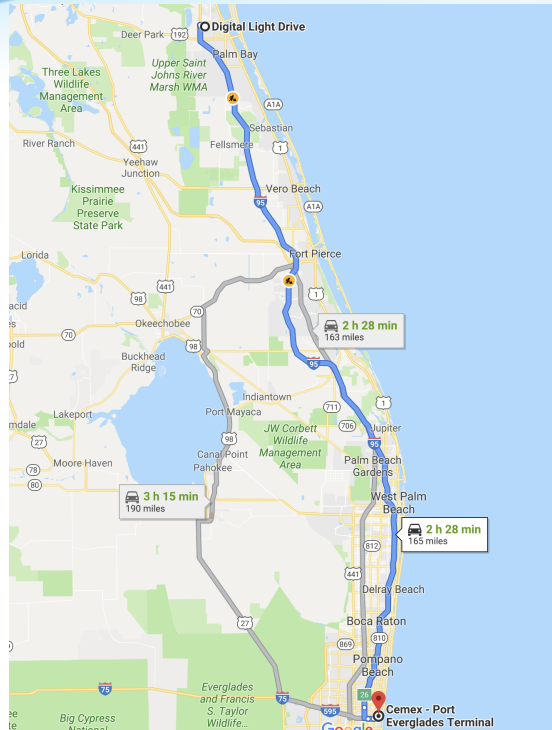
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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DRIVE TIMES

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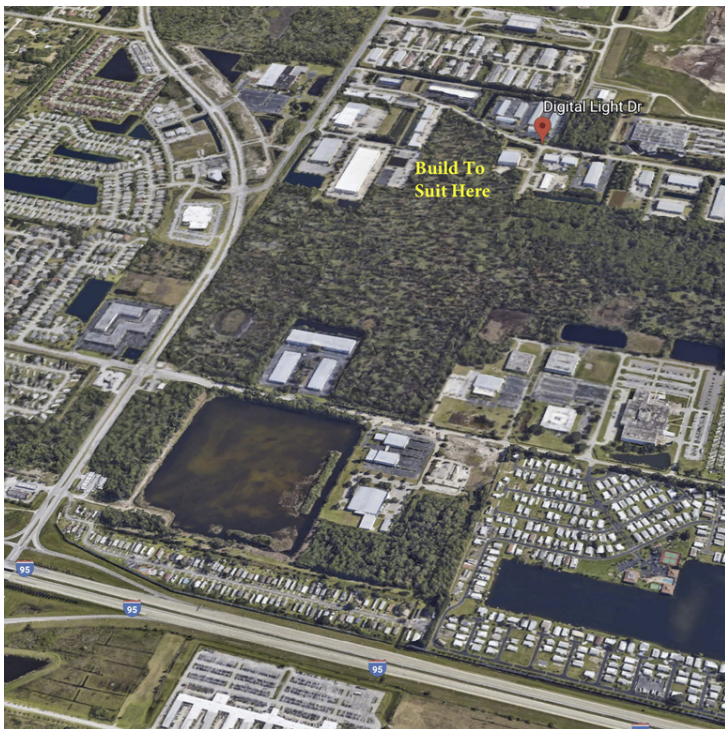
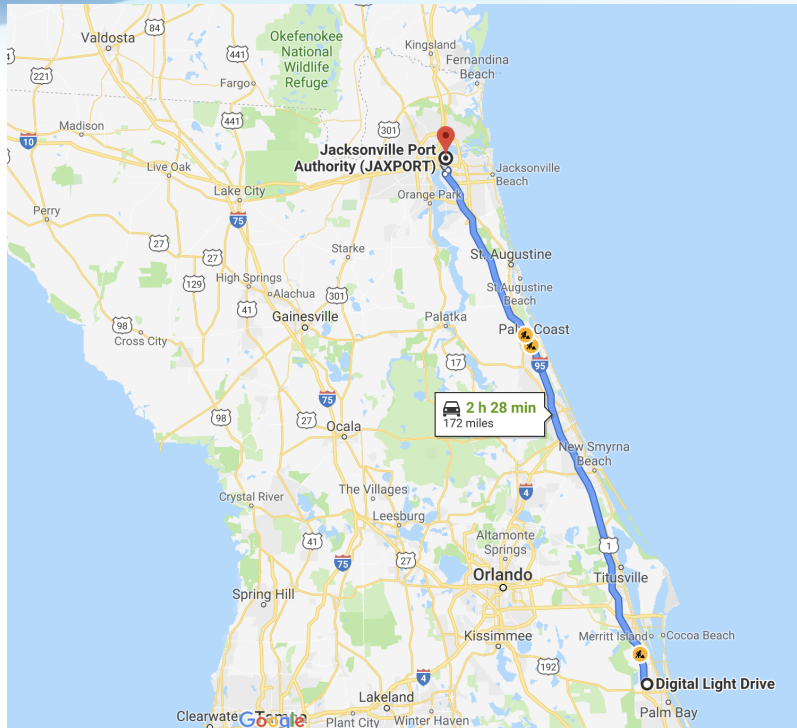
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PHOTOS

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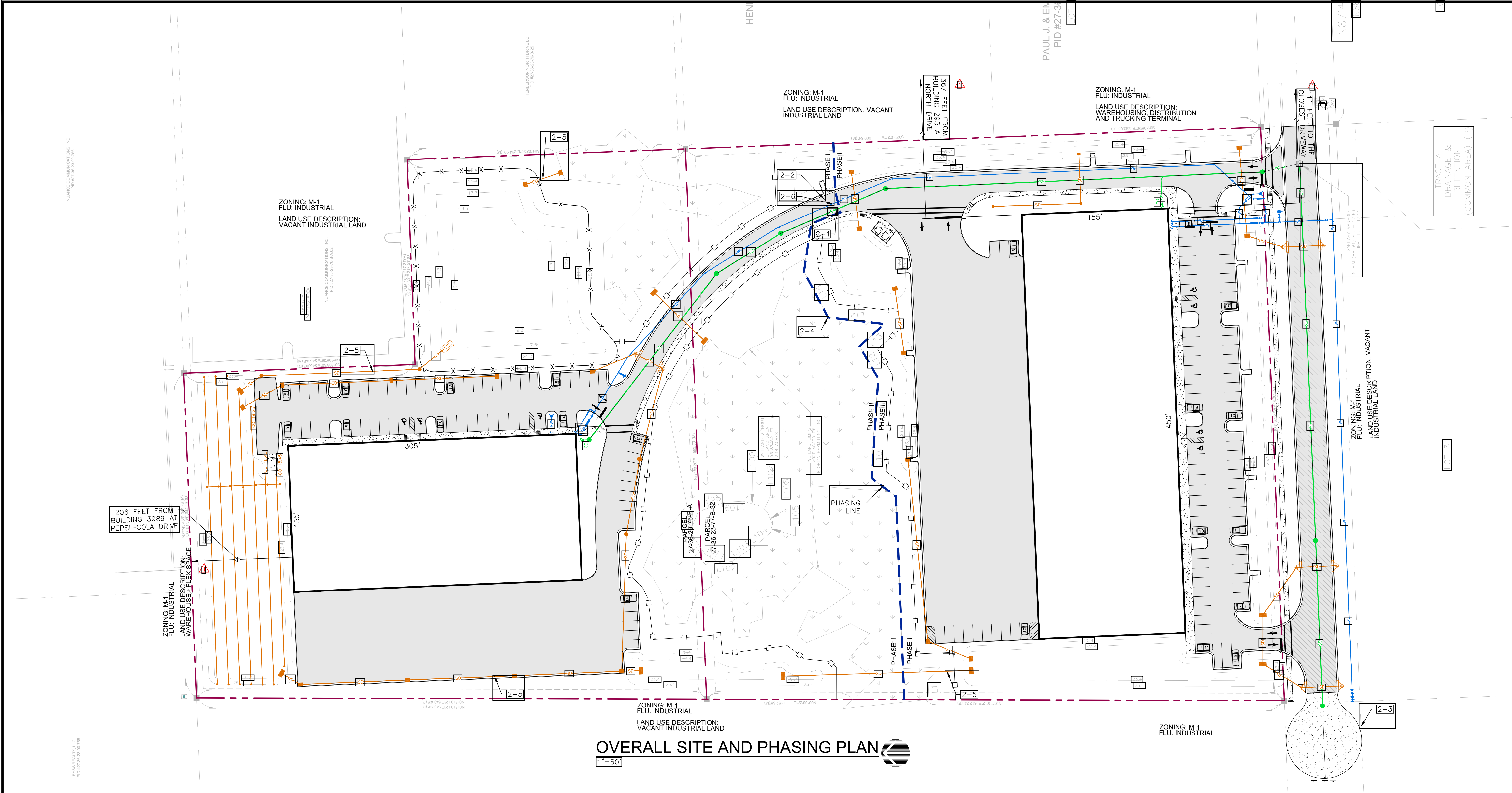
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OVERALL SITE AND PHASING PLAN
1"=50'

SITE PLAN NOTES:

1. STORMWATER WILL MEET THE REQUIREMENTS OF CHAPTER 50.
2. SIGNS WILL MEET REQUIREMENTS OF APPENDIX D, CHAPTER 11. SEPARATE PERMITTING IS REQUIRED.
3. FENCING WILL MEET REQUIREMENTS OF APPENDIX D, CHAPTER 9, ARTICLE III. SEPARATE PERMITTING IS REQUIRED.
4. LANDSCAPING WILL MEET REQUIREMENTS OF APPENDIX D, CHAPTER 9, ARTICLE XV.
5. SOLID WASTE RECEPTACLES SHALL MEET REQUIREMENTS OF APPENDIX D, CHAPTER 9, ARTICLE II. SEPARATE PERMITTING IS REQUIRED.
6. SITE SHALL COMPLY WITH ALL ADA AND FLORIDA ACCESSIBILITY CODE REQUIREMENTS AND WILL BE REVIEWED DURING CONSTRUCTION PLAN SUBMITTAL.
7. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NO. 120025, PANEL 595, SUFFIX G, EFFECTIVE DATE MARCH 17, 2014.
8. FIXTURE COUNT ESTIMATE FOR PHASE I IS 600 AND PHASE II IS 575. WATER METER SIZE IS 2" FOR EACH BUILDING.

NOTES:

- 2-1. AT THE END OF PHASE I, PROVIDE A TEMPORARY CLEANOUT THAT IS INSTALLED JUST PAST THE END OF PHASE I BASEROCK THAT IS CAPPED AND LOCATED 5 FEET ABOVE GRADE FOR FUTURE EXTENSION OF THE MAIN.
- 2-2. AT THE END OF PHASE I, PROVIDE A GATE VALVE AND TEMPORARY BLOW-OFF ON BOTH THE WATER LINE AND FIRE WATER MAIN FOR FUTURE CONNECTIONS.
- 2-3. PROVIDE TEMPORARY CUL-DE-SAC. SEE TYPICAL DETAILS.
- 2-4. AT THE END OF PHASE I, INSTALL SILT FENCE DURING ENTIRE CONSTRUCTION PHASE. PROVIDE SILT FENCE AROUND ALL STORM PONDS IN PHASE II AREA AS NEEDED TO ELIMINATE WASHOUTS.
- 2-5. PROVIDE INTERCONNECTING AND OUTFALL STORMWATER PIPING IN PHASE 1.
- 2-6. AT THE END OF PHASE INSTALL TEMPORARY FLUSH RIBBON CURB. SEE TYPICAL DETAILS.

STORMWATER MANAGEMENT PHASING NOTES:

1. PHASE LINES DO NOT INCLUDE ALL STORMWATER INFRASTRUCTURE. THE ENTIRE PROJECT SHALL BE CLEARED EXCEPT TREE AND WETLAND PRESERVATION AREAS AS PART OF PHASE I CONSTRUCTION. ALL STORM PONDS AND INTERCONNECTING STORMWATER PIPING DIRECTLY BETWEEN PONDS SHALL BE CONSTRUCTED IN PHASE I. ALL POND FILL SHALL BE SPREAD ACROSS THE PHASE I PORTION OF THE DEVELOPMENT.
2. INSTALL EROSION AND SEDIMENT CONTROL PER PHASE. ALL EROSION AND SEDIMENT CONTROL WILL BE NEEDED IN PHASE I FOR ALL OF THE STORMWATER TREATMENT PONDS AND INTERCONNECTING STORM PIPING IN PHASE I. PROVIDE SEPARATE SILT FENCING/TURBIDITY BARRIERS FOR ALL STORM PIPE INSTALLATIONS OUTSIDE OF EACH PHASE'S IMPROVEMENTS.
3. INSTALL DRIVEWAY SOIL TRACKING PREVENTION DEVICES PER PHASE.

ADDED FUTURE LAND USE AND NOTES



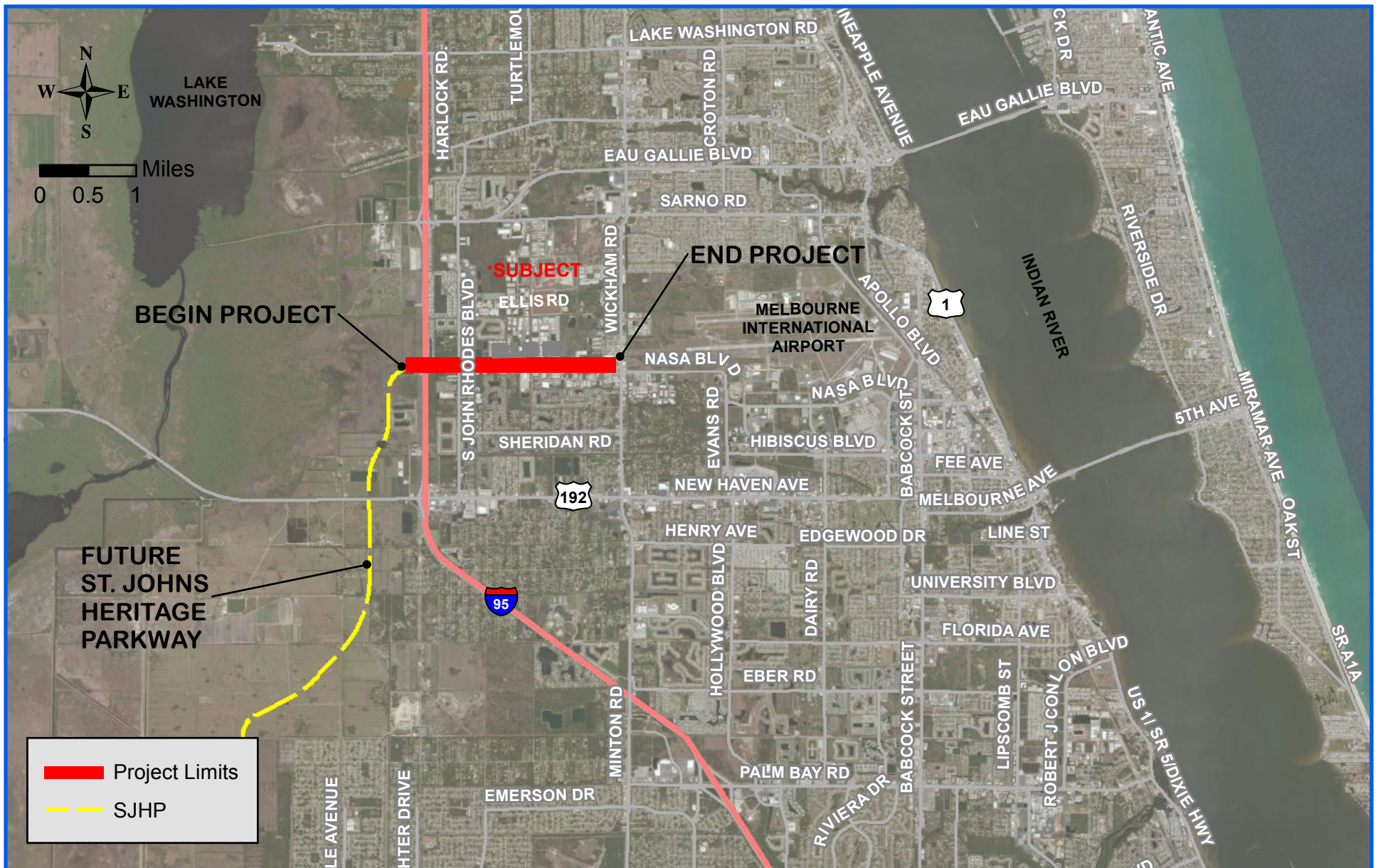
REV#	DATE	REVISION
1	1/4/21	CITY COMMENTS AND SURVWD
2	3/19/21	CITY COMMENTS AND SURVWD

DIGITAL LIGHT DRIVE
OFFICE & STORAGE
DIGITAL LIGHT CROSSINGS, LLC.
DIGITAL LIGHT DR MELBOURNE FL 32934
DRAWING TITLE
OVERALL SITE AND PHASING PLAN

CONSTRUCTION
ENGINEERING
GROUP
Consulting Engineers

261 Egu Galle Blvd, Suite A
Melbourne, FL 32935
Tel: 321.253.1221
www.cegeengineering.com
COA #000897

DATE: 12-2-19
SCALE: 1"=50'
PROJ. NO.: 190042
DESIGNED BY: RJN
DRAWN BY: NCW
CHECKED BY: JTW
DRAWING NO.: G-3



I-95 AT ELLIS ROAD
PROJECT DEVELOPMENT AND ENVIRONMENTAL STUDY

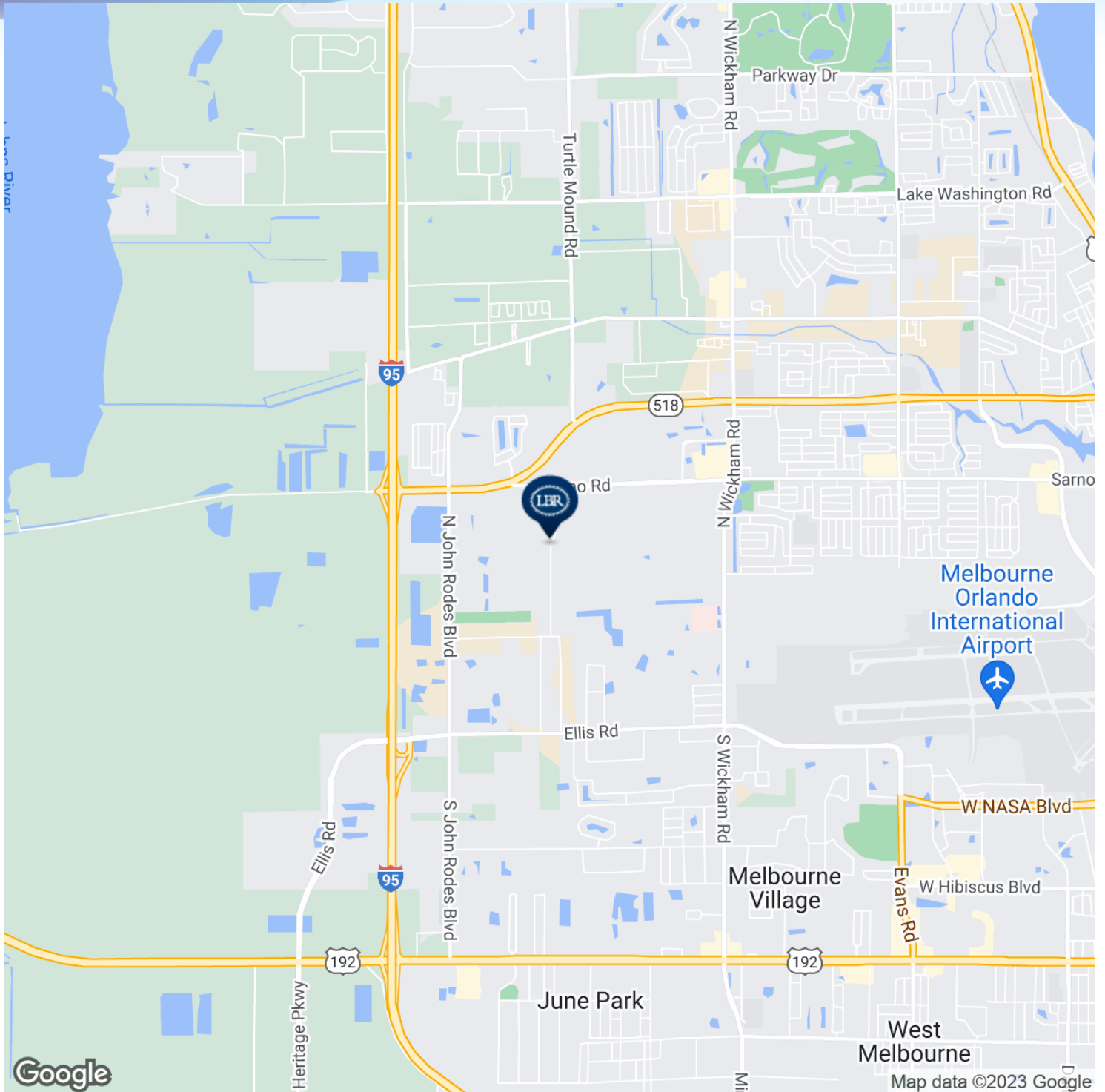
PROJECT LOCATION MAP

FIGURE NO.

1

AERIAL MAPS

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