

Stand-Alone Warehouse/Manufacturing In Heart Of Melbourne

625 Atlantis Road, Melbourne, FL 32904

For Lease: 100% HVAC & Fire Sprinklered / Centrally Located / Dock High & Ramp



OFFERING SUMMARY

Available SF: 42,000 SF

Lease Rate: \$11.95 SF/yr (NNN)

Acreage: 3.0 Acres

Zoning: City of Melbourne Light Industrial (M-1)

PROPERTY OVERVIEW

Est. 960 SF Office + 41,040 SF Warehouse/Manufacturing = 42,000 SF Total
 Office Interior: Reception Area, 1 Office, Break Area, 2 Restrooms
 Warehouse: Sealed Concrete Flooring. Est. 16' 6" – 21' 6" Clear Height
 100% HVAC & Fire Sprinklered. City Water/Sewer; 3-Phase 120/208v, 600 Amp
 Column Spacing est. 25' North to South & 40' East to West
 Total of 14 Overhead Doors (12 Dock High & 2 with Ramps)
 91 Paved/Striped/Lighted Parking Spaces (w/ potential for additional)
 M-1 Zoning: Light Assembly, Light Manufacturing, Warehousing & More!
 Est. 2024 OPEX \$2.85 PSF
 Landlord would consider Subdividing Subject to Lease Terms/Tenant Credit

LOCATION OVERVIEW

Located in the heart of Melbourne, just south of the Melbourne International Airport. Area is easily accessible via nearby Interstate 95, Wickham Road & US1. Surrounding employers include L3Harris, Northrop Grumman, Extant Aerospace and GE to name a few. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR

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Zachary Ullian

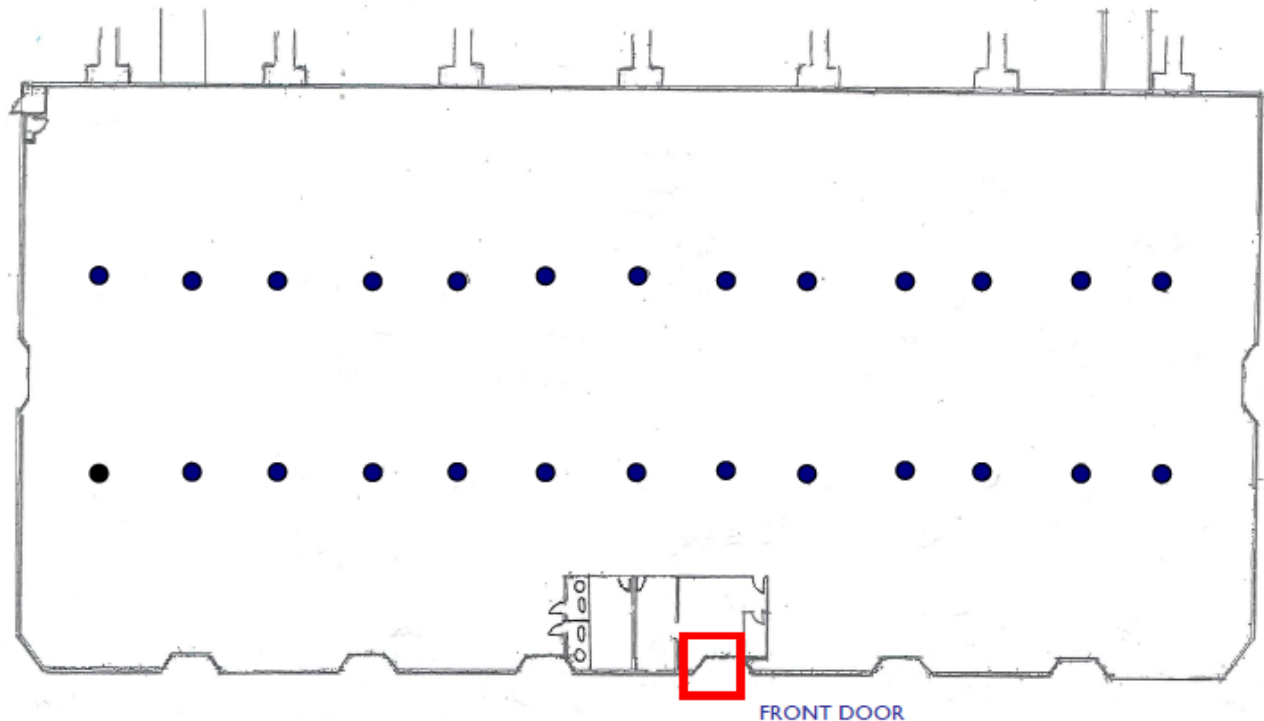
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Floor Plan with est. Column Locations



NOT TO SCALE



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Interior Photos



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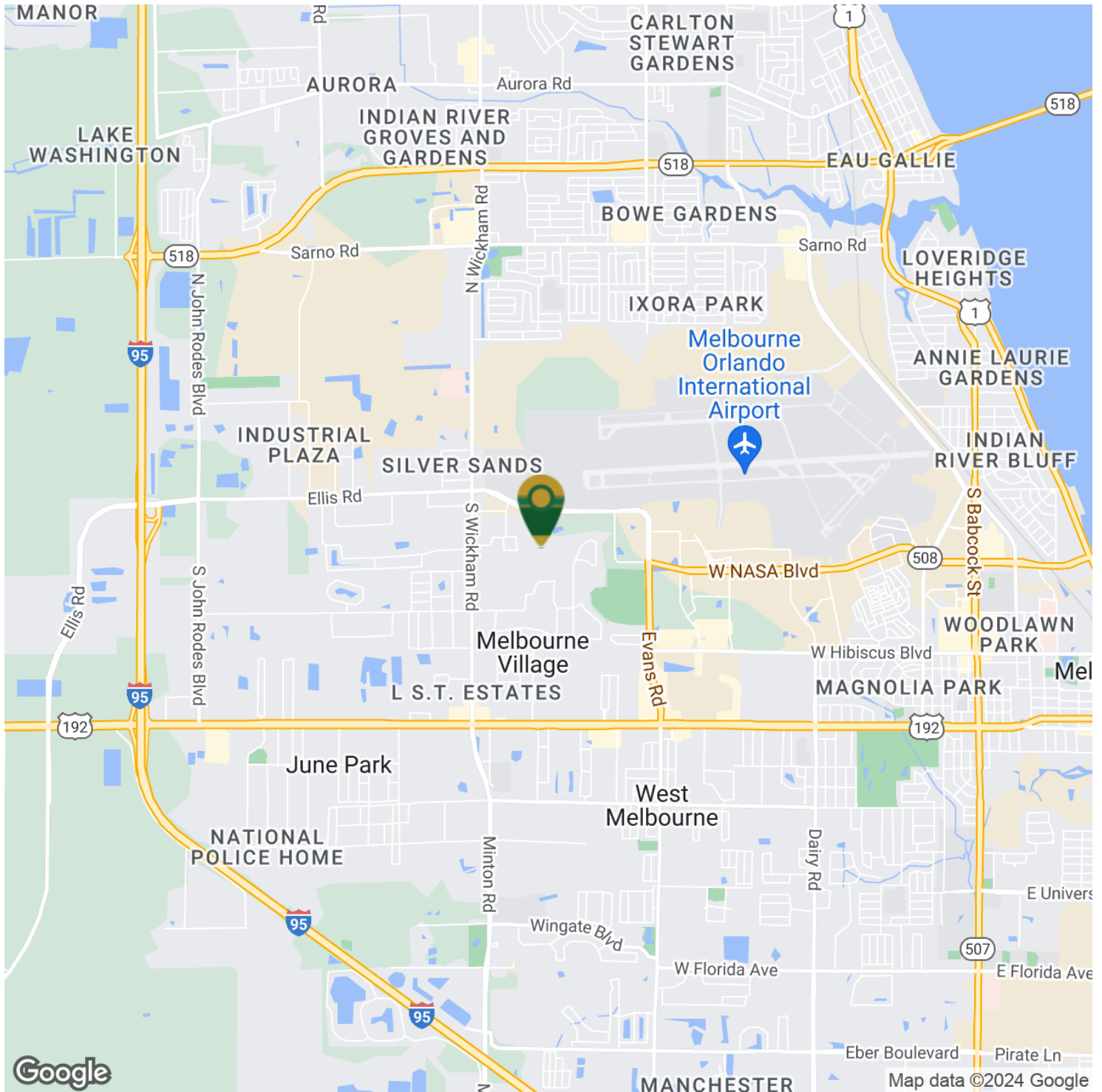
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Location Map



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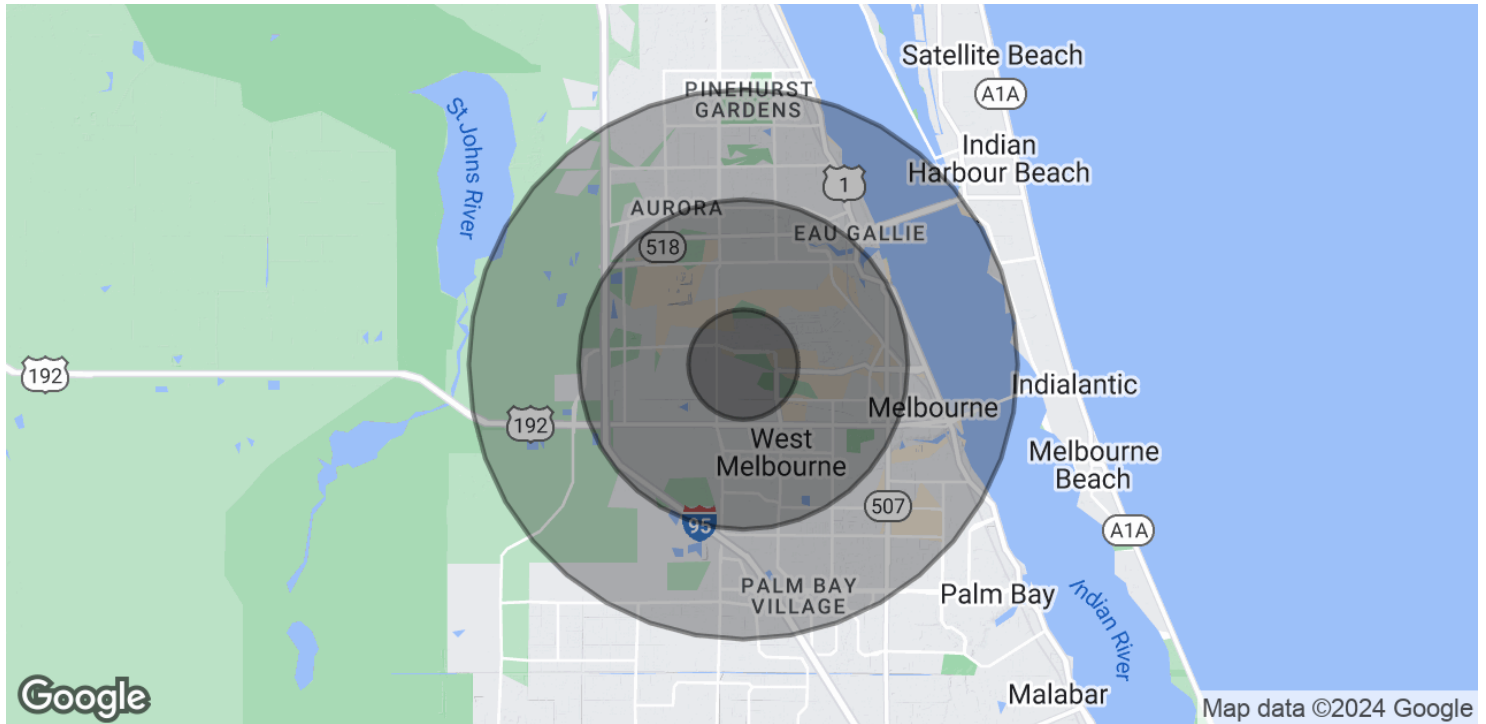


SIOR
Individual Members
Michael S. Ullian

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Demographics Map & Report



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	2,982	49,796	120,916
Average Age	50.3	41.7	42.9
Average Age (Male)	50.4	39.7	40.6
Average Age (Female)	53.7	44.9	45.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,489	21,562	54,232
# of Persons per HH	2.0	2.3	2.2
Average HH Income	\$63,992	\$64,671	\$61,888
Average House Value	\$197,735	\$186,197	\$193,753

* Demographic data derived from 2020 ACS - US Census



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