

Airport Corporate Center

1801 Penn Street, Melbourne, FL 32901

Near Melbourne International Airport / Ready for Tenant Buildout



OFFERING SUMMARY

Available SF:	3,292 SF
Lease Rate:	\$13.95 SF/yr (NNN)
Acreage:	3.92 Acres
Facility SF:	36,188 SF
Zoning:	City of Melbourne Light Industrial (M-1)

PROPERTY OVERVIEW

Suitable for High-Tech / Office / Engineering & R&D Uses
Interior Dimensions Approximately 50' Wide x 65' Deep +/-
Concrete Floor and Exposed Ceiling Throughout
Lots of Windows/Sunlight along Northern Wall
Ceiling Height 15' (Measured Floor to Bottom of Steel Truss)
Potential TI Allowance Subject to Lease Terms & Tenant Credit
Utilities: City of Melbourne Water/Sewer, FPL Electric
Estimated 2023 CAM is \$3.15 PSF

LOCATION OVERVIEW

Located in the heart of Melbourne approximately halfway between Nasa Boulevard & Hibiscus Boulevard. Easily accessible via nearby Interstate 95, US Highway 1, and US 192. Close proximity to the Melbourne International Airport, L3Harris, Northrop Grumman, and all of the other High-Tech, Engineering, and R&D employers in the area. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
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mike@ullianrealty.com

Zachary Ullian

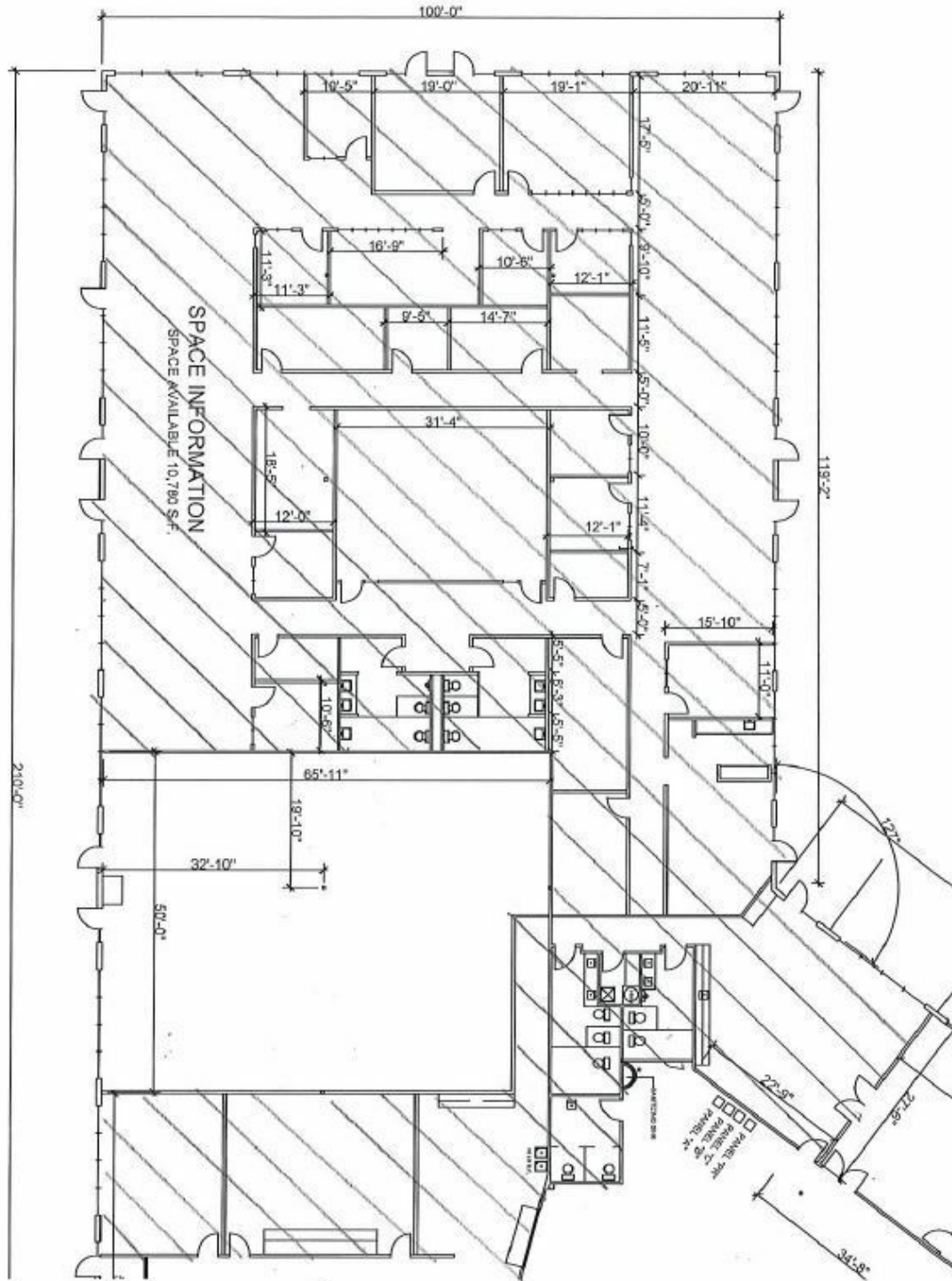
Broker Associate
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Floor Plan



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Interior Photos



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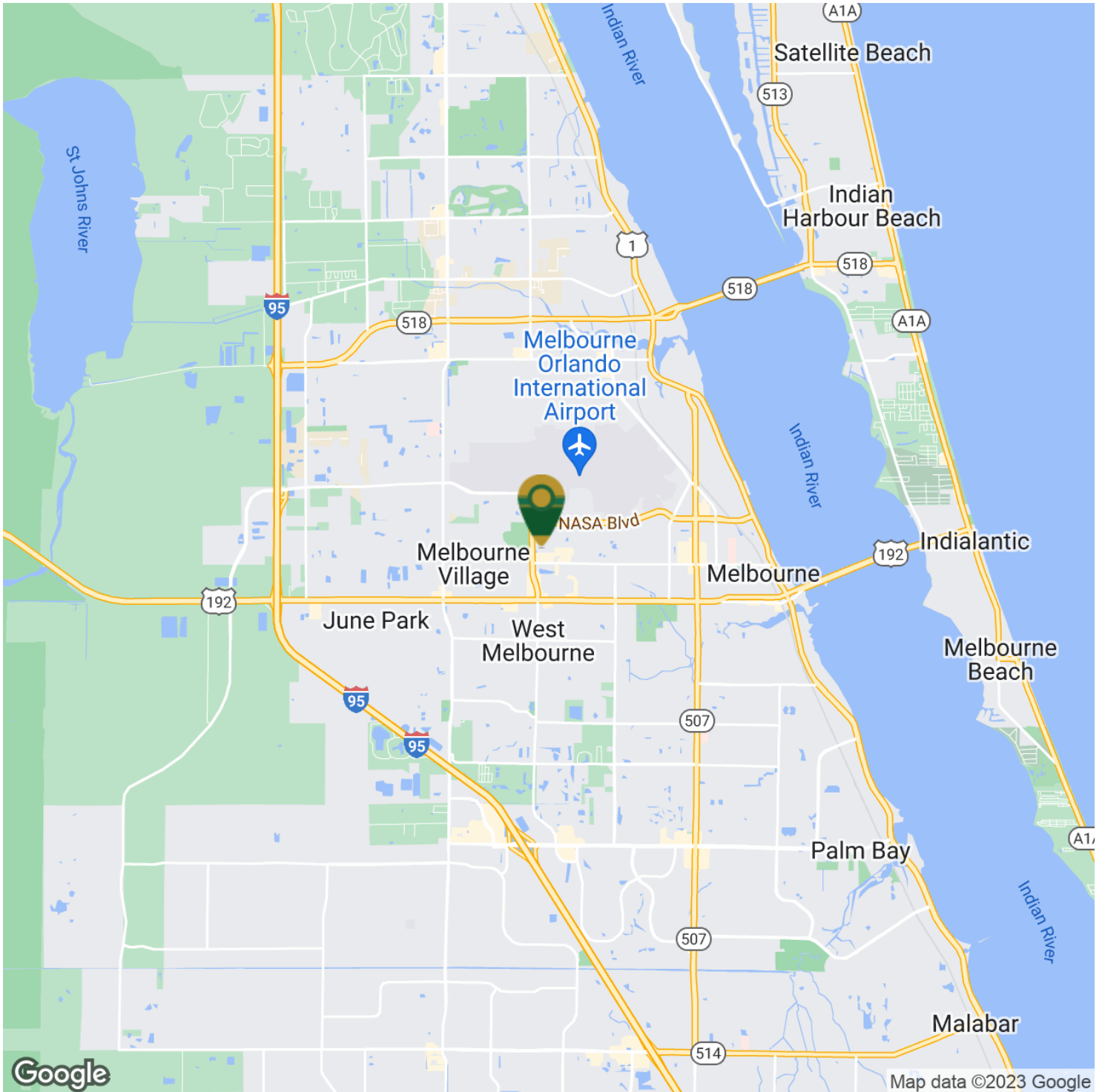


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Location Map



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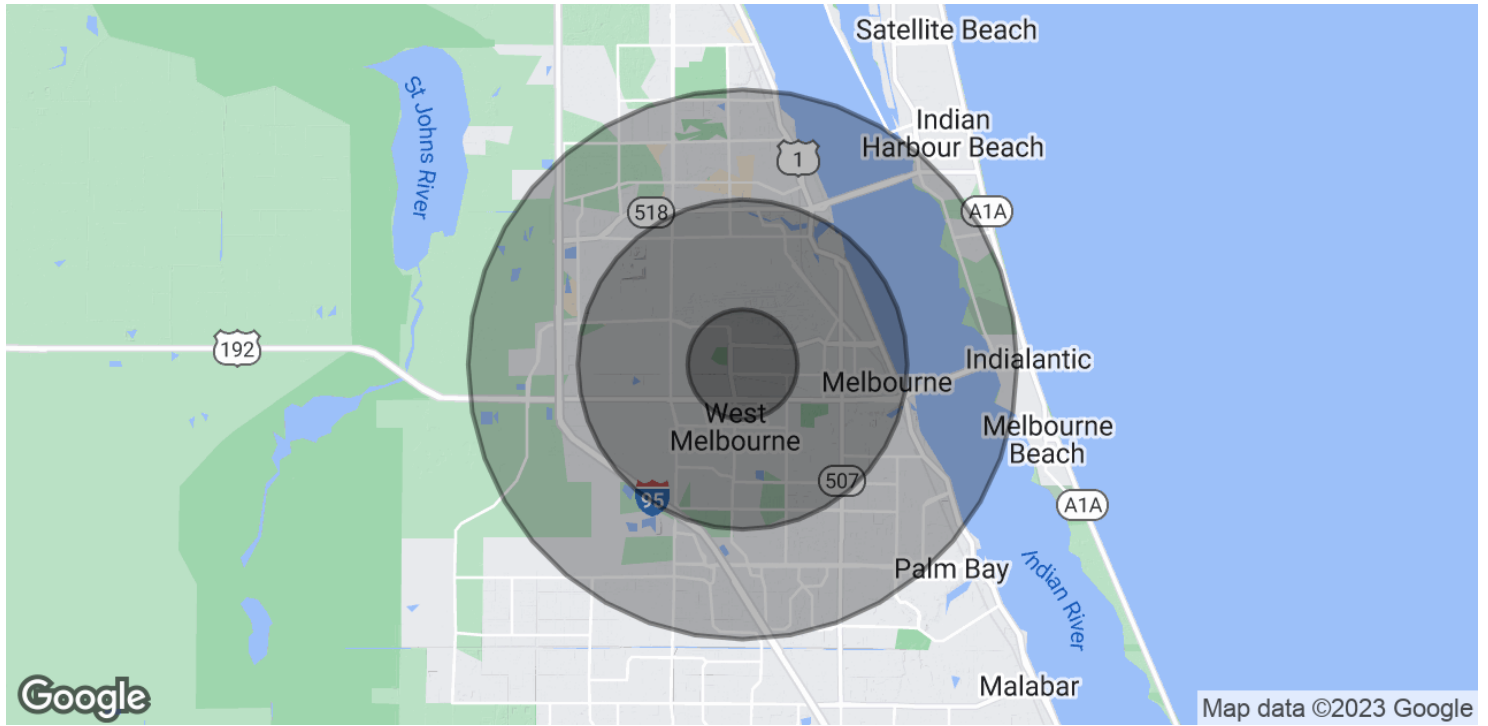


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,559	55,445	135,237
Average Age	48.9	40.9	43.1
Average Age (Male)	53.2	38.2	41.0
Average Age (Female)	52.5	44.6	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,024	24,492	61,235
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$48,300	\$62,037	\$62,263
Average House Value	\$169,404	\$194,385	\$197,751

* Demographic data derived from 2020 ACS - US Census



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