

Airport Corporate Center

1800 Penn Street, Melbourne, FL 32901

High-Tech / R&D / Engineering Space Near the Melbourne International Airport



OFFERING SUMMARY

Available SF: 11,000 - 31,000 SF

Lease Rate: \$11.25 SF/yr (NNN)

Acreage: 3.34 Acres

Facility SF: 40,000 SF

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

PROPERTY OVERVIEW

Unit 1 = Est. 12,000 SF Office + 6,000 SF Manufacturing + 2,000 SF Warehouse = 20,000 SF
Unit 2 = Est. 11,000 SF of Warehouse with Concrete Floor and 15' 8" +/- Ceiling Height
Units Can be Leased Individually, or Combined for a Total of 31,000 SF
100% HVAC & Fire Sprinklered. 3-Phase Heavy Electric, City Water & Sewer
Total of Five 12' x 12' +/- Grade Level Doors + One 10' Wide x 9' Tall +/- Door
Adequate Parking with 87 Paved/Striped Spaces for the 31,000 SF
Potential TI Allowance Subject to Lease Terms & Tenant Credit
Est. \$3.68 PSF CAM

LOCATION OVERVIEW

Located in the heart of Melbourne approximately halfway between Nasa Boulevard and 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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Zachary Ullian

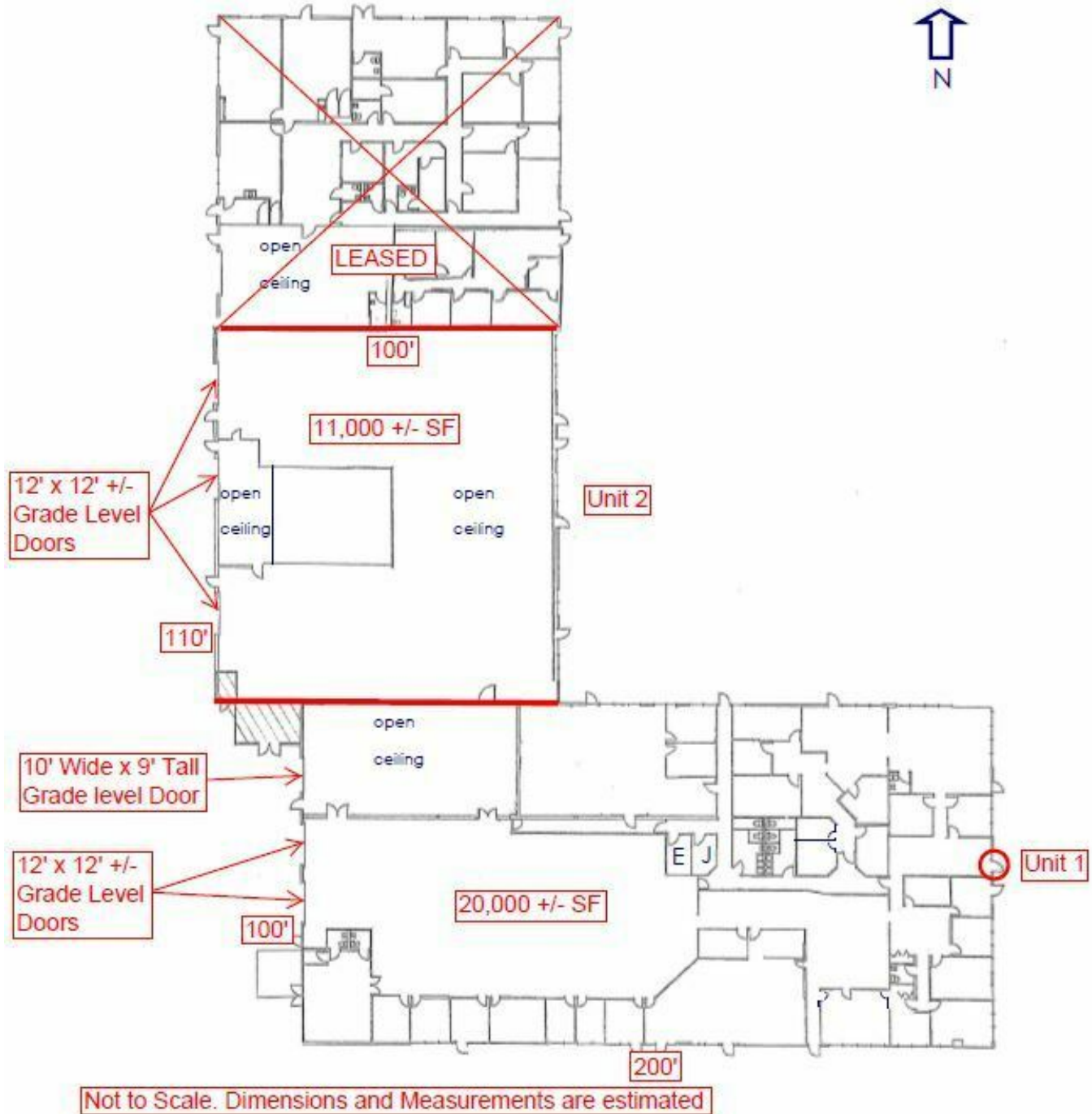
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Floor Plan (Not to Scale)



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Unit 1 (20,000 SF of Office / Production / Manufacturing)



Individual Members
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Unit 2 (11,000 SF Warehouse)



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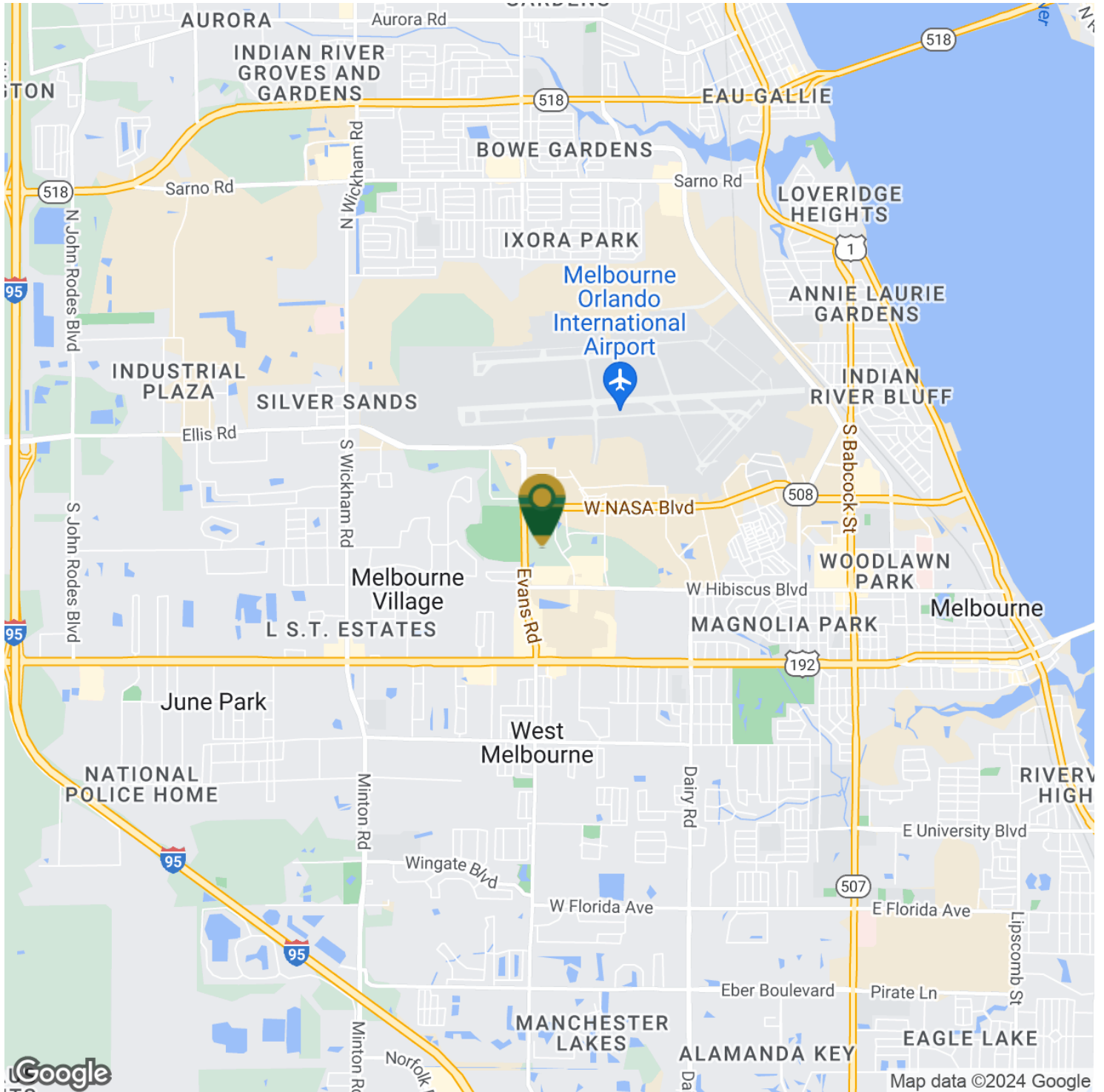


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Location Map



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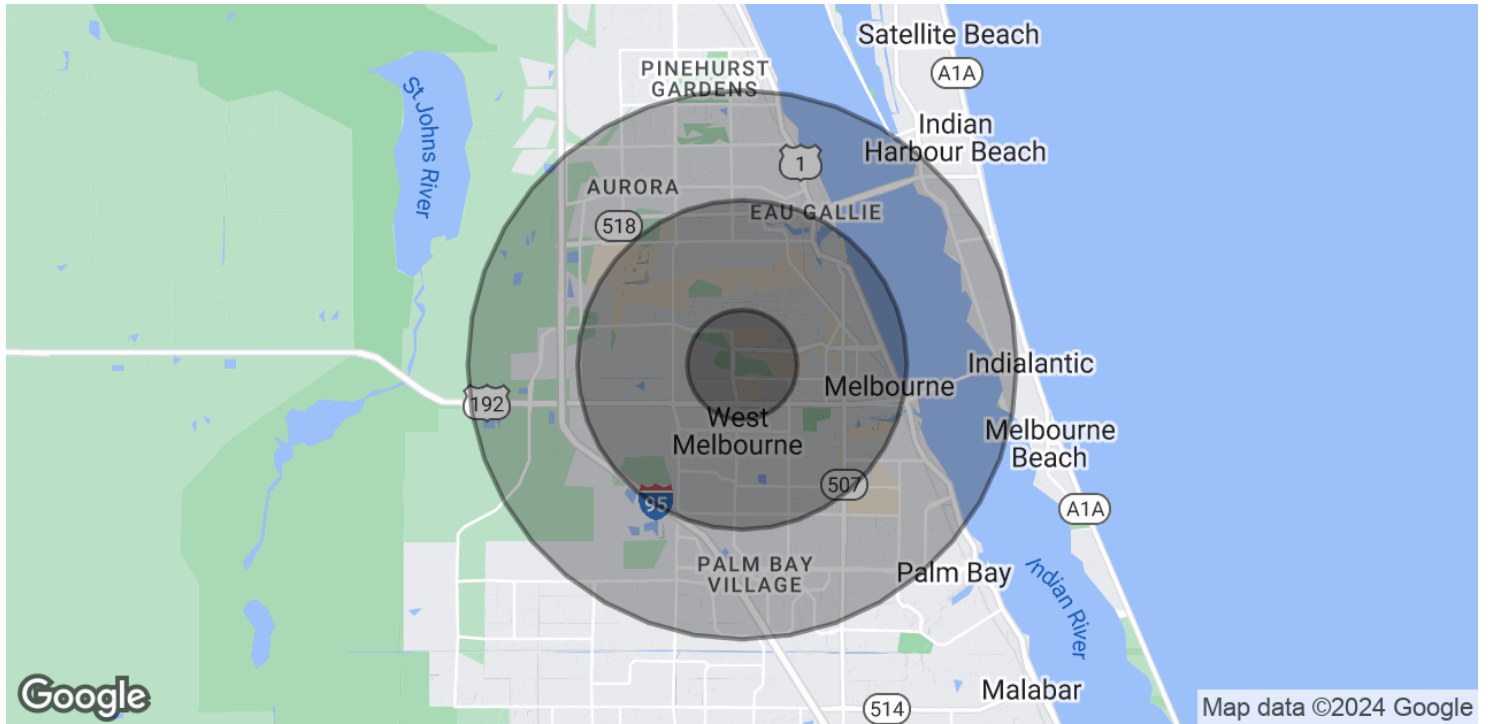


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,304	55,312	134,541
Average Age	49.9	40.8	43.1
Average Age (Male)	54.3	38.2	41.0
Average Age (Female)	53.1	44.5	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,901	24,308	60,949
# of Persons per HH	1.7	2.3	2.2
Average HH Income	\$47,974	\$62,327	\$62,206
Average House Value	\$168,654	\$194,696	\$197,659

* Demographic data derived from 2020 ACS - US Census



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