

Atlantis Warehouses

700 Atlantis Rd, Melbourne, FL 32904





W Eau Gallie Blvd

← EMBRAER

1

SHELTAIR

STS
Aviation Group

ALSTOM

MARKOTO
HOOTERS

Health First
Holmes Regional
MEDICAL CENTER

Bealls
Publix

Hilton

Kindred Hospital
North Florida
Empowered by ScionHealth

ORLANDO-MELBOURNE INTERNATIONAL AIRPORT-MLB

KEISER
UNIVERSITY

satcom
direct.

NORTHROP
GRUMMAN

THALES

Collins
Aerospace

L3HARRIS™

95

S Wichham Rd

192

Indian River

KAY DISTANCES

- 3 Miles to I-95
- 1.20 Miles to Road 192
- 2.75 Miles to Road US-1
- 45 Miles to Orlando Airport
- 30 Miles to Port Canaveral
- 34 Miles to Kennedy Space Center



OFFERING OVERVIEW

Welcome to 700 Atlantis Rd, Melbourne, FL 32904 – a prime small-bay industrial complex located in the heart of Brevard County. This unique property consists of three separate buildings, totaling 31,621 SF, with individual spaces all under 2,500 SF, catering to the high demand for smaller industrial units. Positioned directly across from Melbourne Airport and surrounded by major employers like Northrop Grumman, L3 Harris, and Embraer, this complex enjoys unparalleled access to the county's largest daytime population. With a vacancy rate of under 3.00% for this size of space, there is a strong potential for rental growth. All leases are NN, minimizing landlord responsibilities and ensuring stable cash flow.

OFFERING HIGHLIGHTS

- Situated directly across from Melbourne Airport.
- All spaces are under 2,500 SF, with most under 1,300 SF.
- Vacancy rate below 3.00% for this type of space in Brevard County.
- Near Northrop Grumman, L3 Harris, Collins Aerospace, Embraer, and other major employers.
- High demand allows for rent increases.
- All leases are NN, minimizing landlord responsibilities.
- Three buildings totaling 31,621 SF.
- Strategic location within Brevard County enhances long-term value.

OFFERING SUMMARY

Asking Price:
\$5,500,000

Pro-Forma NOI:
\$334,288*

Occupancy:
96.08%

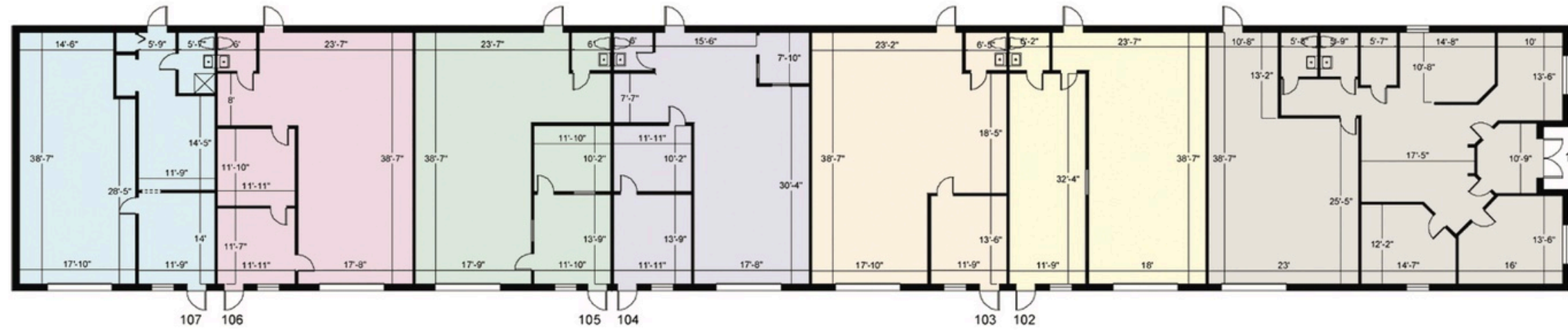
Price/SF:
\$174

GLA (SF):
31,621

Parcel Size:
2.05 Acres

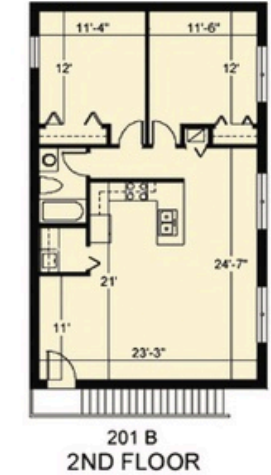
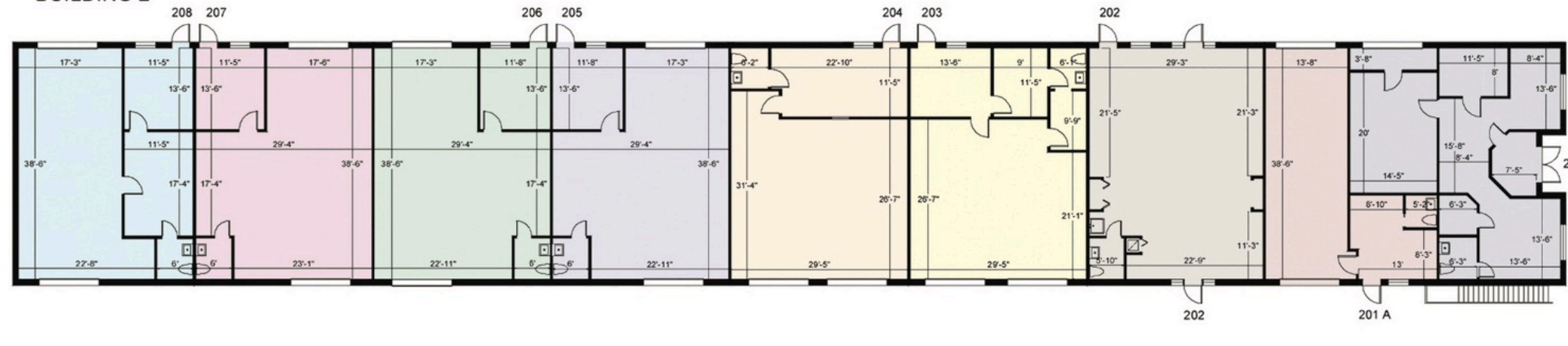
SITE PLAN

BUILDING 1

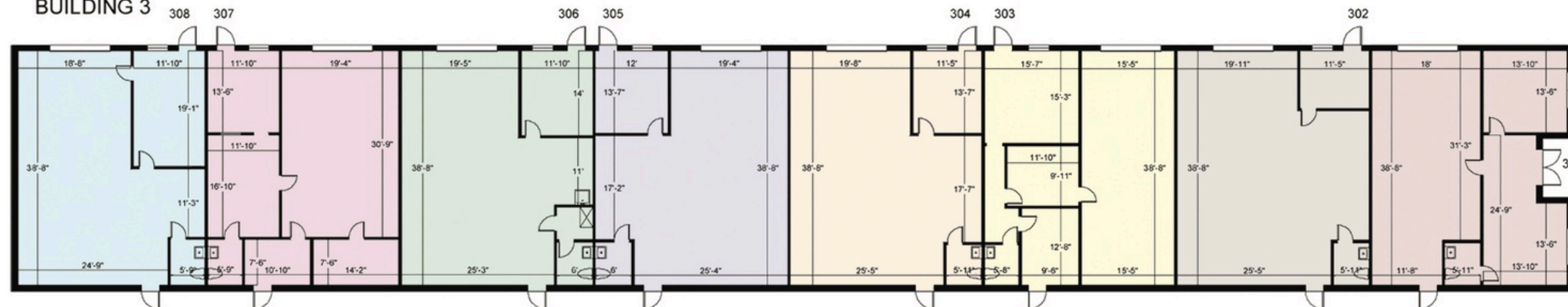


BLDG 1	BLDG 2
107 - 1,266 SF	208 - 1,230 SF
106 - 1,238 SF	207 - 1,204 SF
105 - 1,238 SF	206 - 1,204 SF
104 - 1,238 SF	205 - 1,204 SF
103 - 1,238 SF	204 - 1,208 SF
102 - 1,238 SF	203 - 1,208 SF
101 - 2,220 SF	202 - 1,192 SF
	201 - 1,202 SF
	201 ^A - 800 SF
	201 ^B - 1,039 SF

BUILDING 2



BUILDING 3

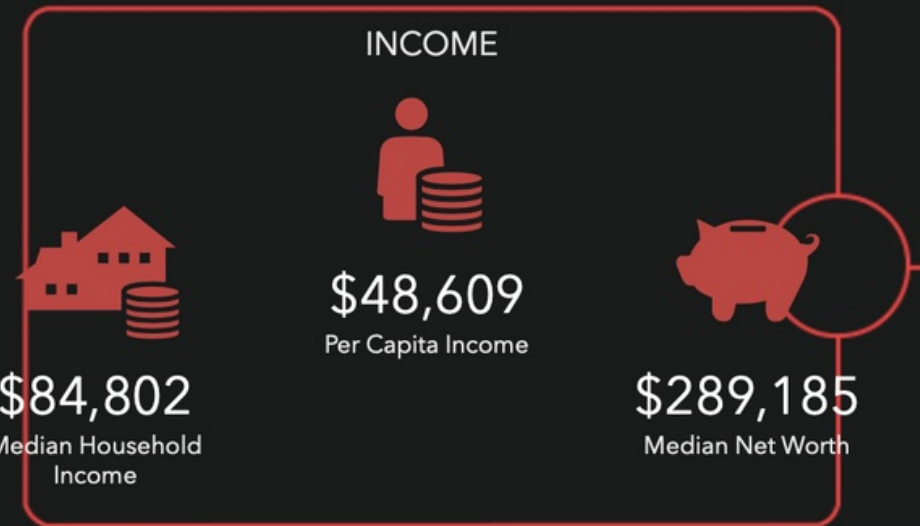


BLDG 1
308 - 1,307 SF
307 - 1,307 SF
306 - 1,307 SF
305 - 1,307 SF
304 - 1,307 SF
303 - 1,307 SF
302 - 1,307 SF
301 - 1,305 SF

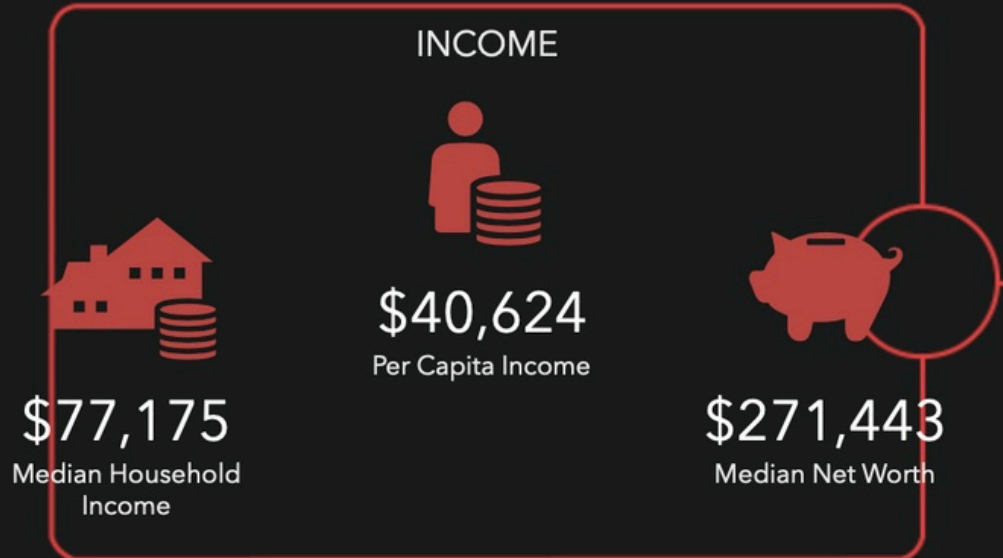
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DEMOGRAPHICS

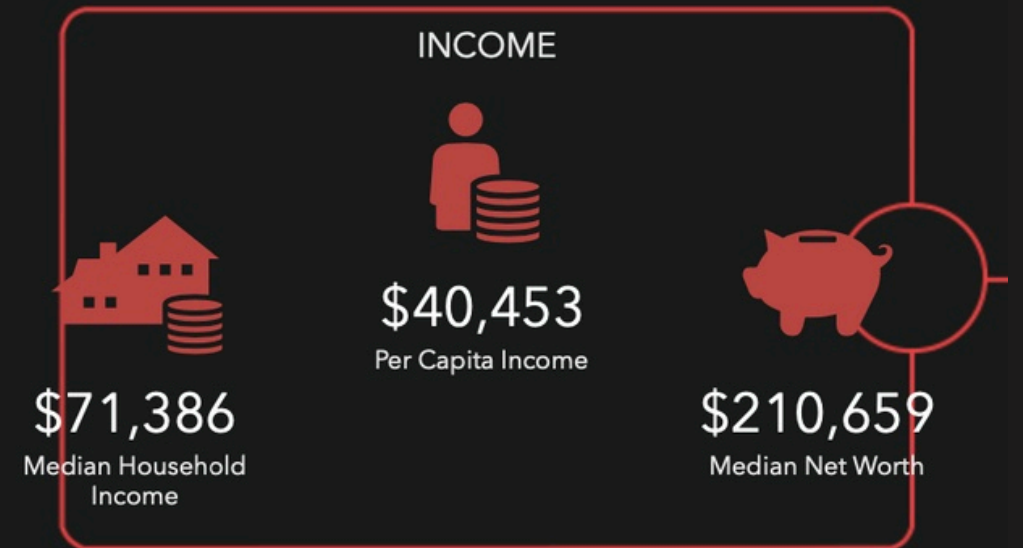
1 Mile



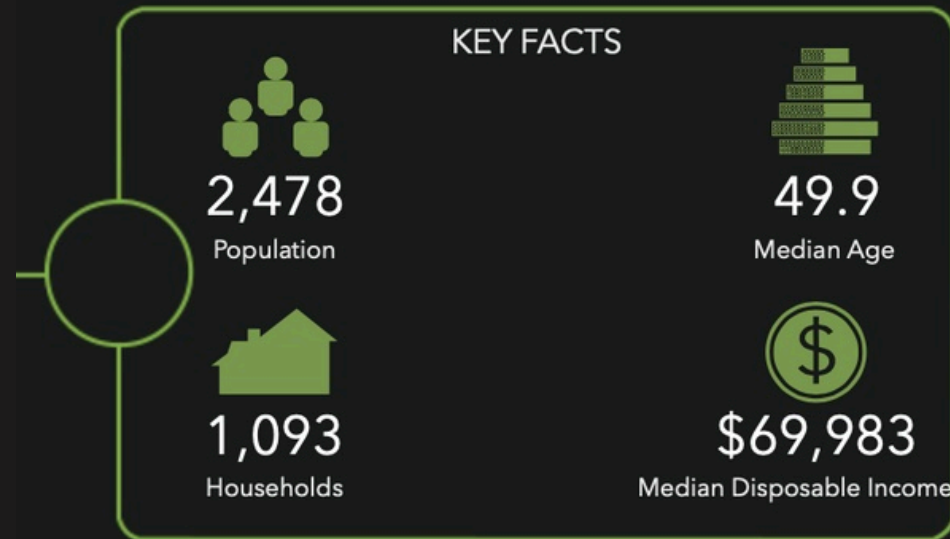
3 Miles



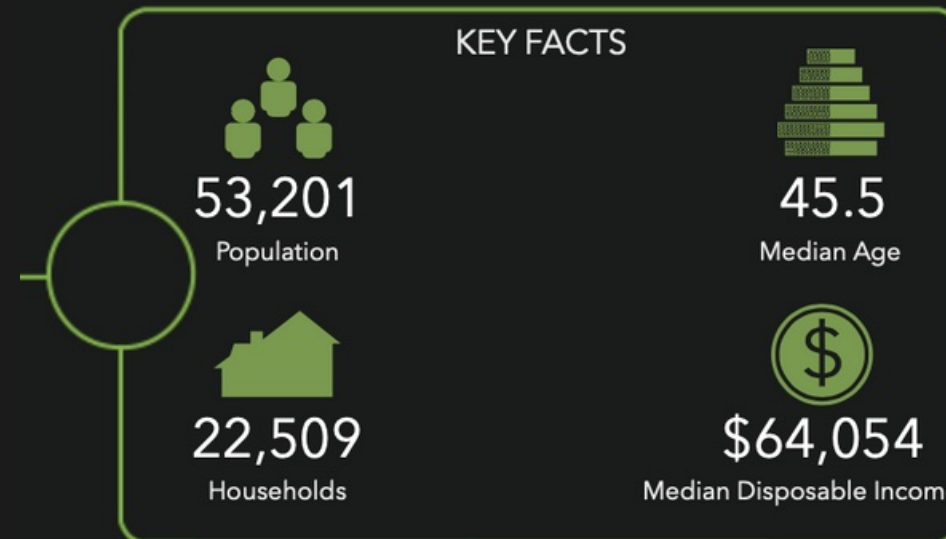
5 Miles



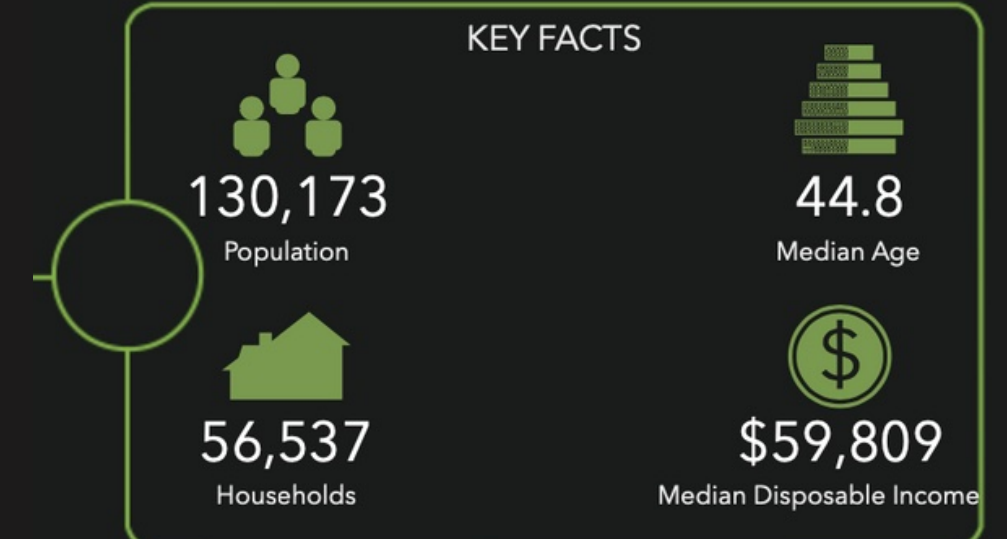
KEY FACTS



KEY FACTS



KEY FACTS



BUSINESS



BUSINESS



BUSINESS



BREVARD | ECONOMY

Florida's Space Coast is a world-renowned aerospace, aviation, and manufacturing hub. The city is home to major aerospace and aviation companies, such as Northrop Grumman, L3Harris Corporation, Collins Aerospace, Embrear, Dassault Falcon, Thales, Satcom Direct, and more who are all contributing to the region's reputation as a key player in the manufacturing, defense, aviation and aerospace sectors.

Located in the southern region of the County lies Melbourne International Airport (MLB) which serves as a crucial asset for transportation. With over 20,000 people working on the airport grounds everyday it is said to be America's fastest growing aviation and aircraft manufacturing center, contributing almost \$3 billion to the economy annually.

The Space Coast is also one of the nation's 10 most undervalued housing markets, according to a recent report by the National Association of Realtors, and was ranked #4 on U.S. News & World Report's recent ranking of the top places to retire in the U.S. It has also been voted the #10 best place to live in the United States and over the last five years has brought in over 10,000 high tech jobs and a skilled labor workforce.

Switching to the epicenter of the County, directly on the main shipping lines along Florida's east coast lies Port Canaveral. The port is projected to have an economic impact of roughly \$6 billion during 2023, primarily within the Space Coast and in the Orlando area. That's up more than 50% in the past five years. Nearly 4 million tons of dry and liquid bulk cargo are handled annually at the port. Outside of cargo handling, the cruise industry is a driving force here, and cruise operations are driving a steadily increasing share of the port's total revenue now that the sector has recovered from initial pandemic-induced strains.

Port Canaveral is also ranked as the world's 2nd busiest cruise port in multi-day embarkations, just behind Miami. Royal Caribbean Wonder of the Seas, one of the largest cruise ships in the world, has had its home port at Port Canaveral since November 2022, and as of Summer 2024 the port will also be home to the company's brand new Utopia of the Seas.

It is safe to say that our economy and our market are seeing a major change as we continue to grow and scratch the surface of the aerospace and aviation industries. With strong employment, a healthy economy, and a great place to live it is hard to argue about wanting to own real estate on the Space Coast.



UNEMPLOYMENT RATE
3%

TOTAL POPULATION
630.69K

MEDIAN INCOME
\$79K

TOTAL EMPLOYMENT
295.55K



PRESENTED BY

Jeffery T. Robison, CCIM

President / CEO

Mobile: (321) 508-9462

Jeff@TeamLBR.com

FL #BK3113472

Vitor De Sousa, CCIM

Sales Associate

Mobile: (321) 419-9088

Vitor@TeamLBR.com

FL #SL3478927

Lightle Beckner Robison, Inc.

70 West Hibiscus Blvd

Melbourne FL 32901

321-722-0707

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