

EXECUTIVE SUMMARY

Atlantis Bay Warehouses • 700 Atlantis Rd Melbourne, FL 32904



OFFERING SUMMARY

Available SF:	1,238 - 1,307 SF
Lease Rate:	\$15.00 SF/yr (\$3.50/sf NN)
Lot Size:	2.05 Acres
Year Built:	1997
Building Size:	11,320 SF
Zoning:	MI
Market:	South Brevard

PROPERTY OVERVIEW

Small Bay Warehouses Available for Lease
10x12 Roll-Up Door, Warehouse, One Office, Bathroom
Tenant Pays for Utilities

LOCATION OVERVIEW

NASA Commerce Center Near Melbourne Orlando International Airport
Great Melbourne Location

DISTANCES:

Less than 2 miles to I-95 at Ellis Road
+/- 2 miles to MLB Airport

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AVAILABLE SPACES

Atlantis Bay Warehouses • 700 Atlantis Rd Melbourne, FL 32904

Lease Rate: \$15.00 SF/YR (\$3.50/SF NN)

Total Space 1,238 - 1,307 SF

Lease Type: \$3.50/sf NN

Lease Term:

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
102	\$15.00 SF/YR	\$3.50/sf NN	1,238 SF	Negotiable
105	\$15.00 SF/YR	\$3.50/sf NN	1,238 SF	Negotiable
302	\$15.00 SF/YR	\$3.50/sf NN	1,307 SF	Negotiable

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ADDITIONAL PHOTOS

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SITE PLANS

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ATLANTIS BAY WAREHOUSES *NASA Commerce Center*



107	106	105	104	103	102	101
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208	207	206	205	204	203	202	201
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308	307	306	305	304	303	302	301
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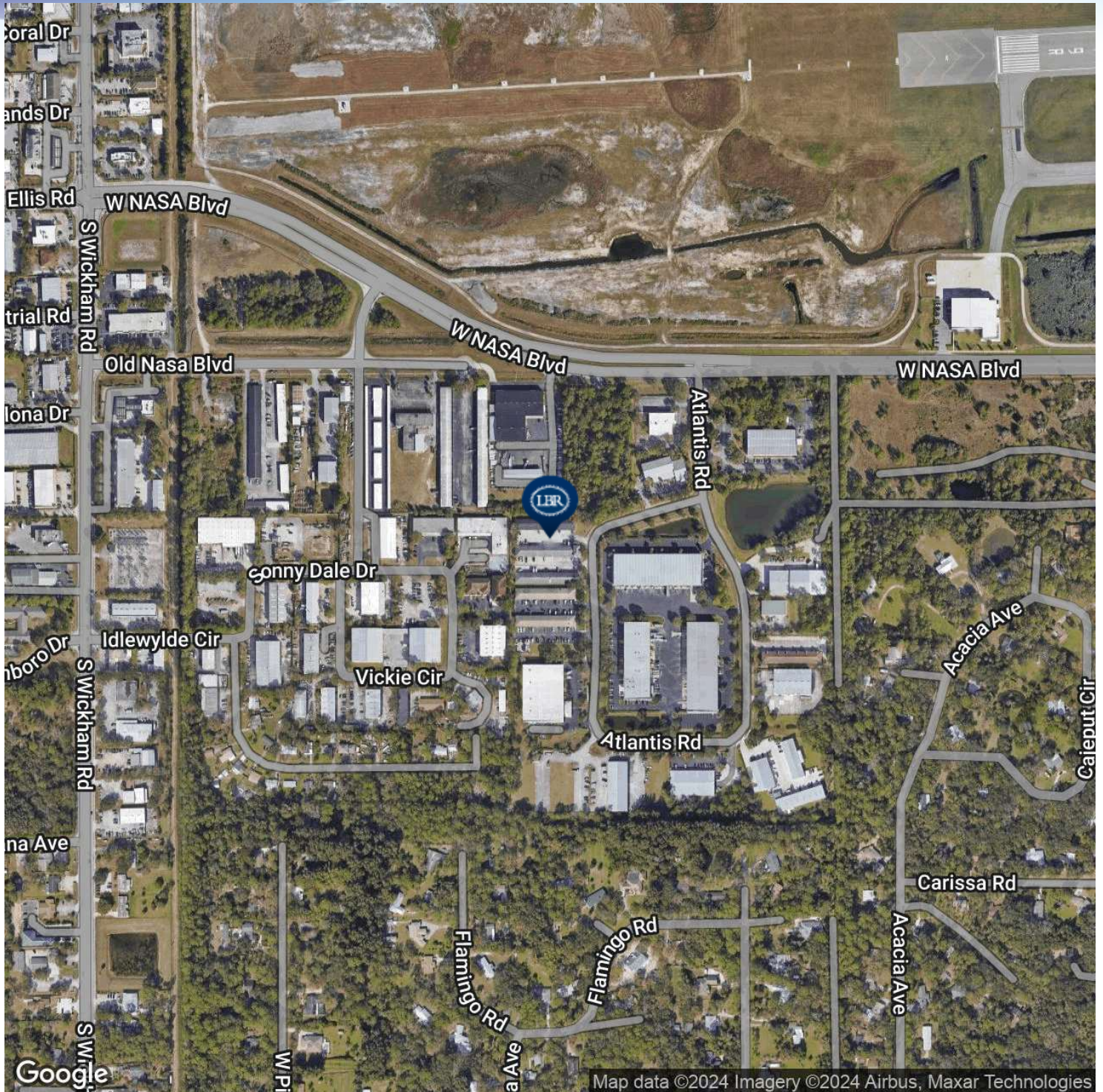
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LOCATION MAP

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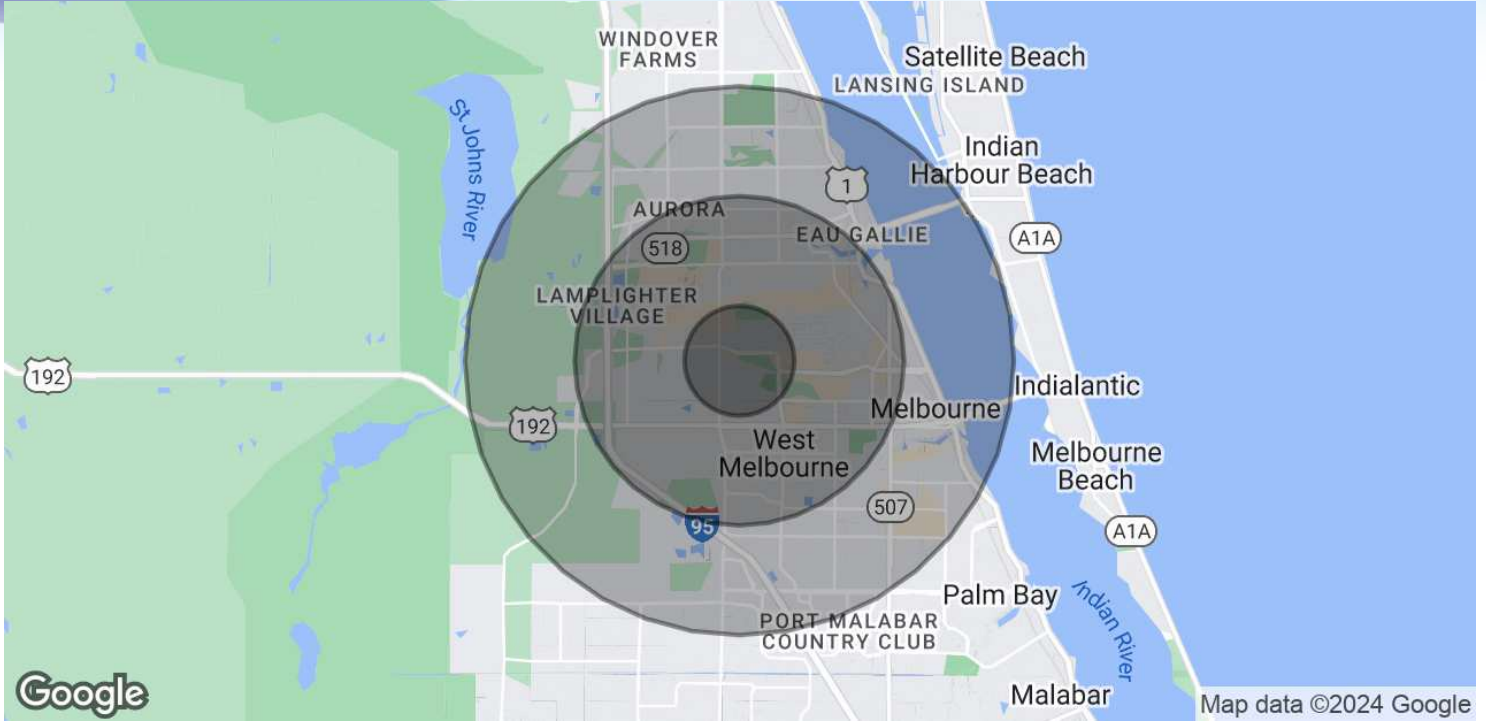
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,026	46,142	115,841
Average Age	48.5	45.1	43.7
Average Age (Male)	46.2	42.8	41.2
Average Age (Female)	49.7	46.9	45.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,657	19,441	49,108
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,159	\$53,365	\$55,751
Average House Value	\$57,184	\$164,028	\$186,075

2020 American Community Survey (ACS)

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