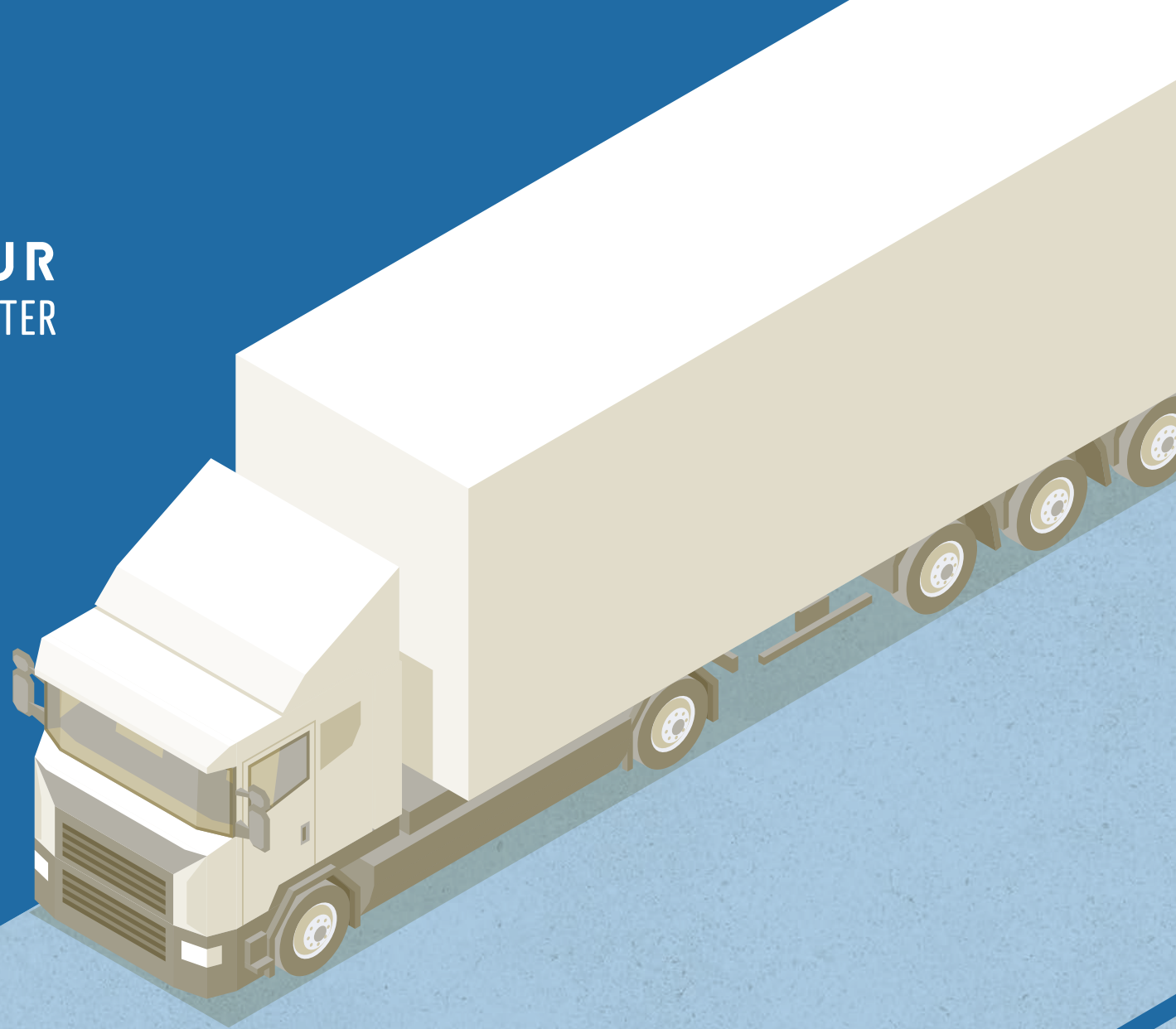




HARBOUR LOGISTICS CENTER

FOR LEASE OR SALE

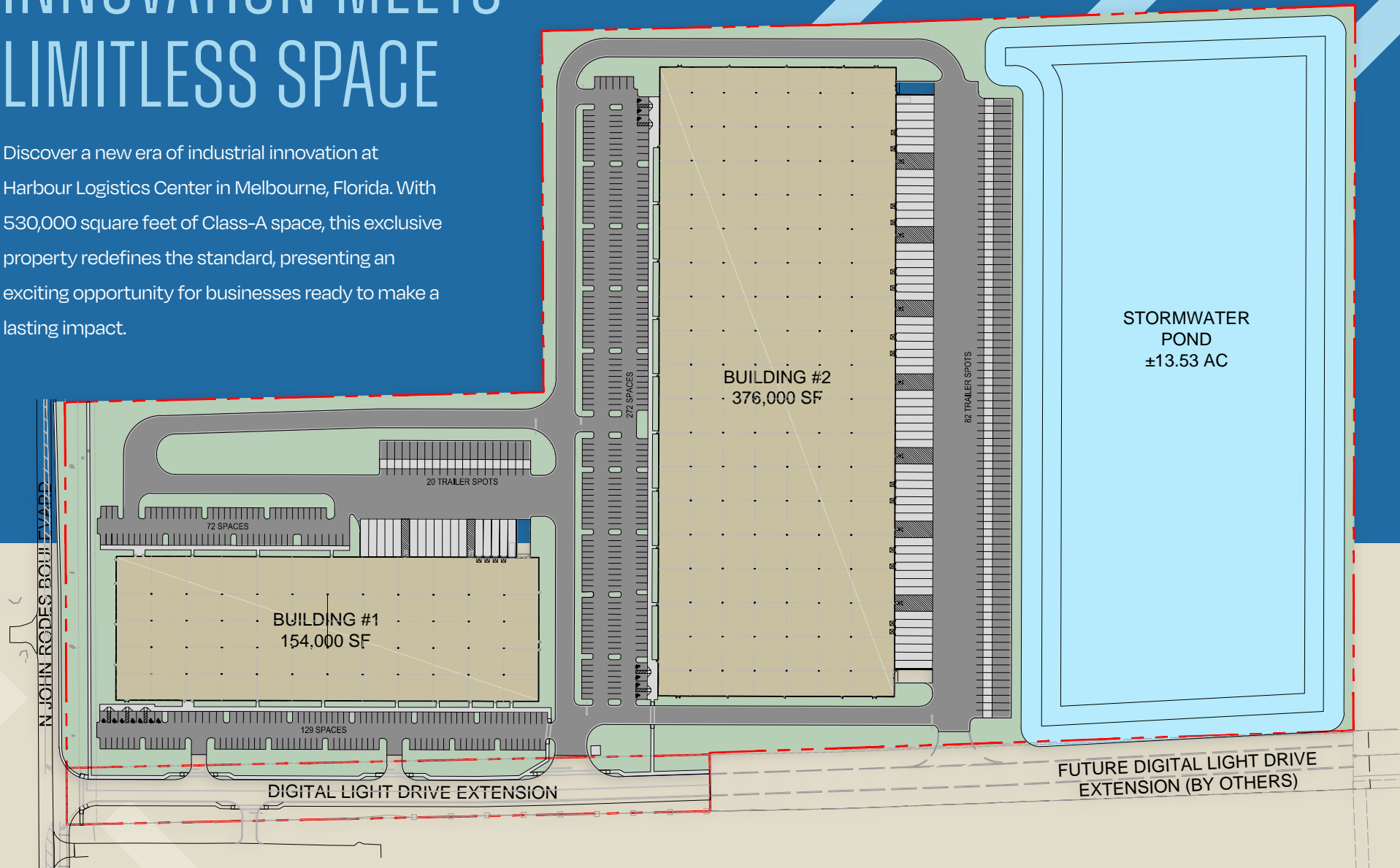
UP TO 530,000
SF INDUSTRIAL
BUILDINGS



CUSHMAN &
WAKEFIELD

WHERE INNOVATION MEETS LIMITLESS SPACE

Discover a new era of industrial innovation at Harbour Logistics Center in Melbourne, Florida. With 530,000 square feet of Class-A space, this exclusive property redefines the standard, presenting an exciting opportunity for businesses ready to make a lasting impact.



BUILDING 1 OVERVIEW

BUILDING SPECS

Total building SF: 154,000 SF

Future Office: 3,000 SF

Configuration: Rear-load

Building dimensions: 672' x 229'

Column spacing: 56' x 42' 4"

Clear Height: 32'

Dock doors: 17 (4 with 45,000lb
mechanical pit levelers)

Drive-in doors: 2

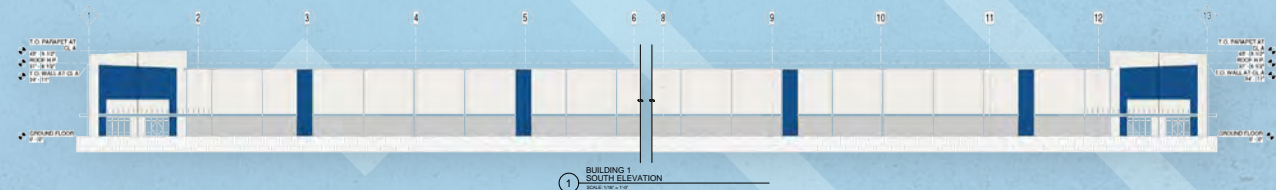
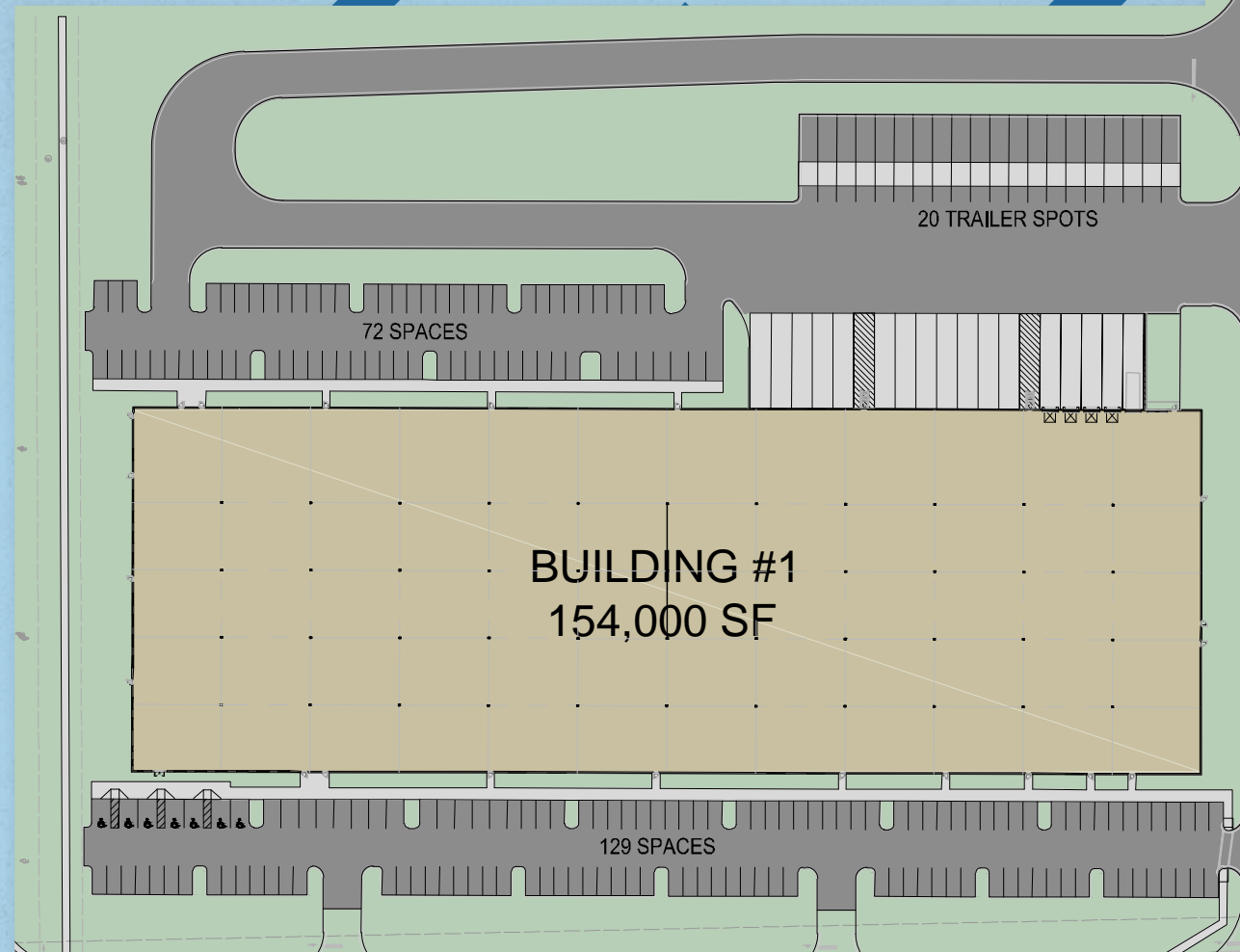
Trailer parking: 20

Automobile parking: 192

Fire suppression: ESFR

Truck court depth: 130'-185'

Delivery: Q1 2026



BUILDING 2 OVERVIEW

BUILDING SPECS

Total building SF: 376,000 SF

Future Office: 10,000 SF

Configuration: Rear-load

Building dimensions: 1,000' x 376'

Column spacing: 51' x 54'

Clear Height: 40'

Dock doors: 56 (14 with 45,000lb
mechanical pit levelers)

Drive-in doors: 2

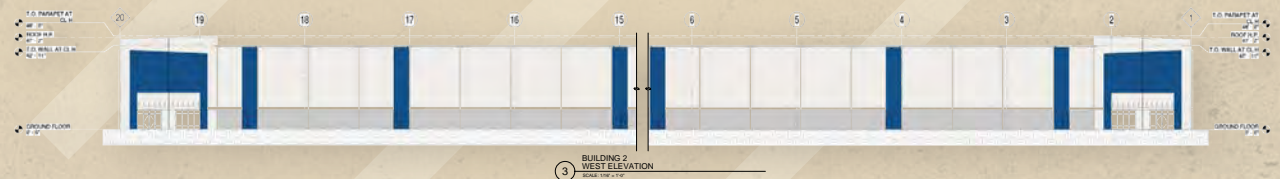
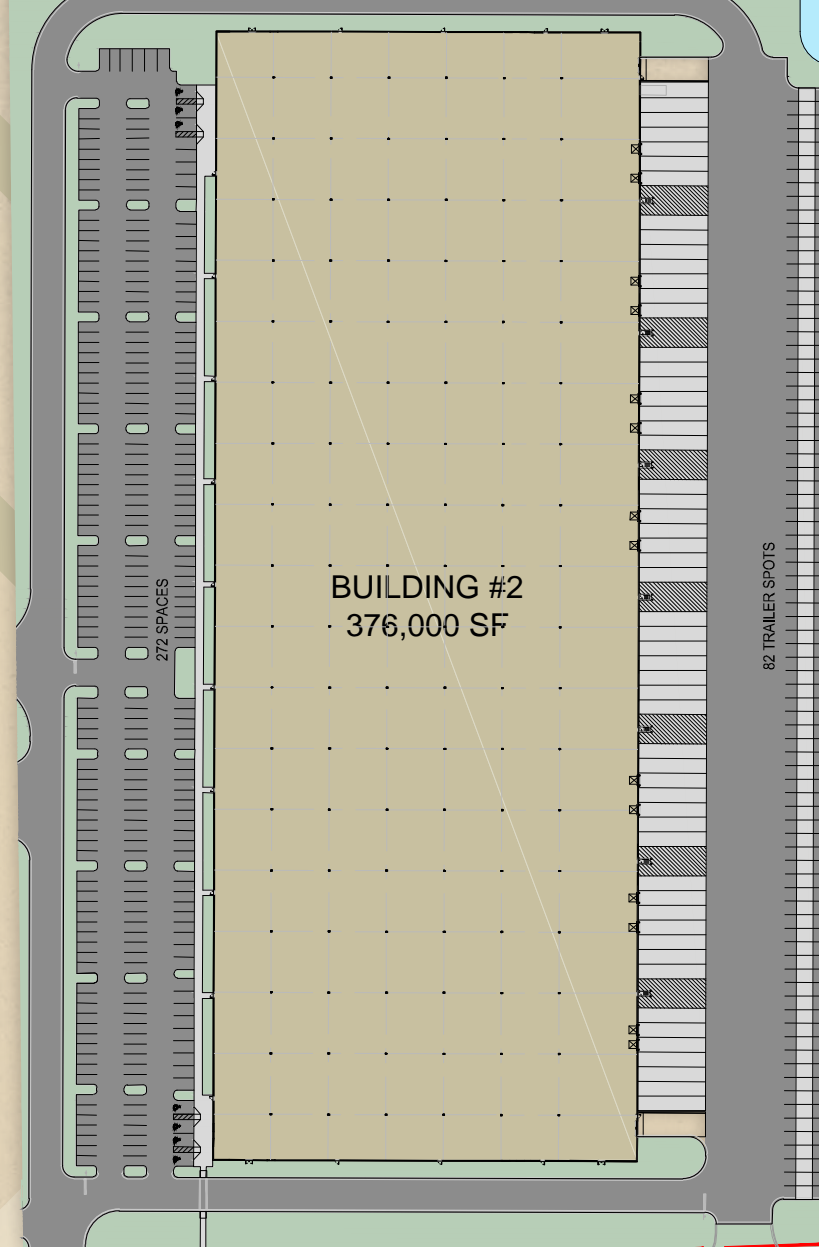
Trailer parking: 82

Automobile parking: 271

Fire suppression: ESFR

Truck court depth: 185'

Delivery: Q1 2026



WHY CHOOSE MELBOURNE?

Melbourne is a prime destination for industrial ventures, along I-95, close to several major shipping ports. This critical geographical advantage significantly improves logistical efficiency, minimizing transit times to ensure companies keep up with evolving business demands.

As Brevard County's economic powerhouse, Melbourne cultivates ties with local education and research leaders within the high-tech industries and its Space Coast location. This collaboration enhances the skilled workforce to create a thriving business environment and premier choice for commerce companies across the region.

KEY TRAVEL DISTANCES:

Port Canaveral - 29 miles/35 minutes

Port of Savannah - 230 miles/3.5 hours

Jaxport - 93 miles/1.5 hours

Port Everglades - 240 miles/3.5 hours

Port Tampa Bay - 135 miles/2.7 hours

Port Miami - 256 miles/4.0 hours

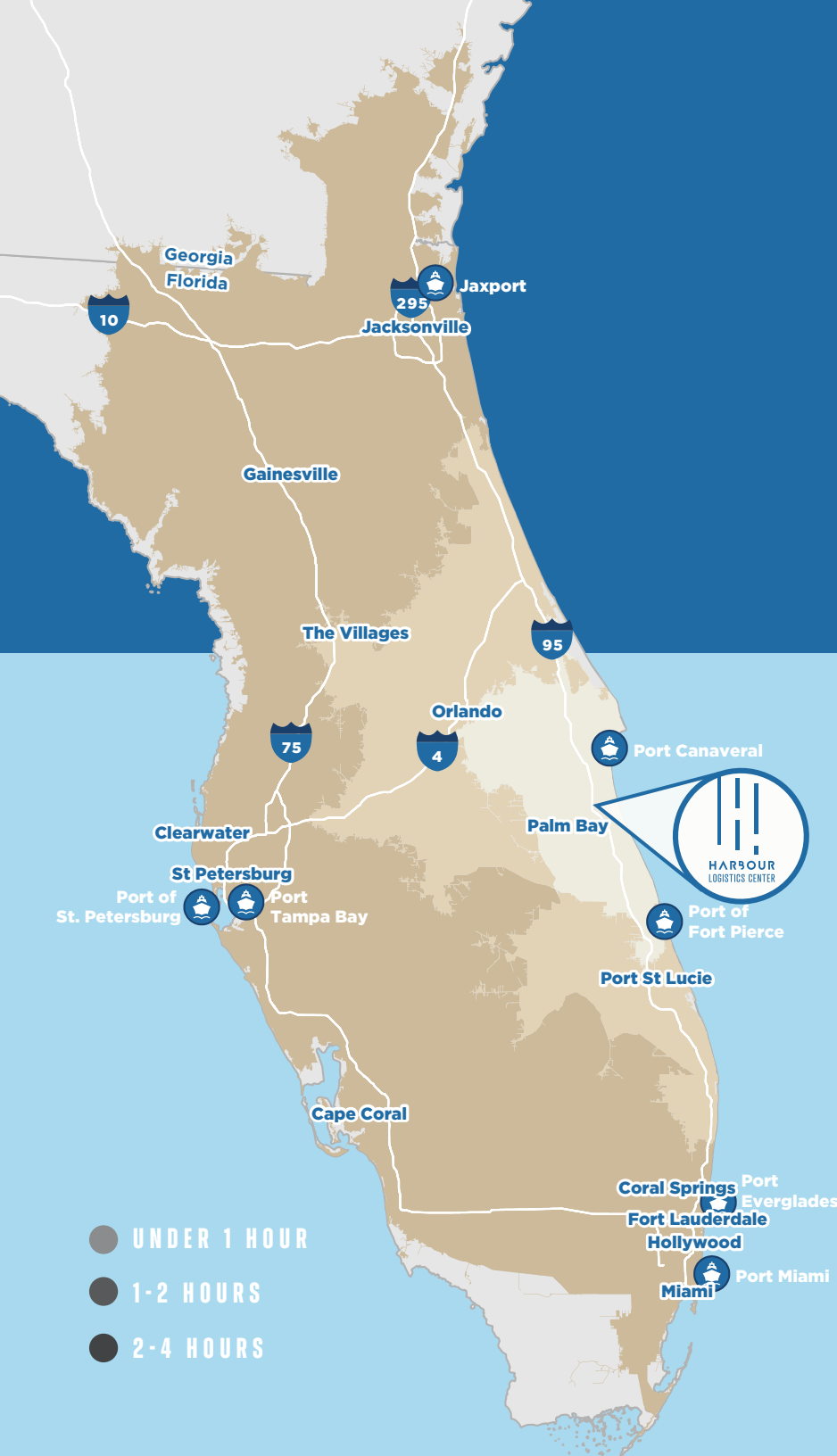
Port of Fort Pierce - 54.9 miles/1.3 hours

Port of St. Petersburg - 167 miles/3.12 hours

Charleston, South Carolina - 417 miles/6.2 hours

Mobile, Alabama - 578 miles/8.2 hours

TIME	2023 TOTAL POPULATION	2023 AVERAGE HOUSEHOLD INCOME
30 minutes	484,504	\$93,318
60 minutes	1,709,194	\$91,979
90 minutes	4,375,043	\$93,729
120 minutes	6,829,932	\$93,774
240 minutes	20,631,171	\$94,892



HARBOUR
LOGISTICS CENTER

CORPORATE NEIGHBORS

Melbourne
Int'l
Airport

Melbourne
Village

NORTHROP
GRUMMAN

Collins Aerospace

L3HARRIS
FAST FORWARD

Hibiscus Blvd W

W Nasa Blvd

S Wickham Rd

N Wickham Rd

Sarno Rd

June Park

192

518

amazon

CONTEC

PEPSICO

AVIDYNE

SMTC

FedEx

Mnemonics

Collins Aerospace

SPS STEPHENS
PIPE & STEEL

STRUCTURAL
COMPOSITES

CUSTOM
INDUSTRIAL
PRODUCTS

USSi global

FPL

AEON
LASER USA

BK
TECHNOLOGIES

MACK
TECHNOLOGIES

TERRY
LABORATORIES

NEXTECH

S John Rodas Blvd

N John Rodas Blvd

95

HARBOUR
LOGISTICS CENTER



HARBOUR LOGISTICS CENTER



FOR MORE
INFORMATION, CONTACT:

Jared Bonshire, SIOR

Executive Managing Director

+1 407 541 4414

jared.bonshire@cushwake.com

David Perez

Executive Managing Director

+1 407 541 4435

david.perez@cushwake.com

ULLIAN REALTY

Mike Ullian, CCIM, SIOR

President & Broker

+1 321 258 7556

mike@ullianrealty.com

Taylor Zambito

Senior Director

+1 407 541 4409

taylor.zambito@cushwake.com

Zach Ullian, SIOR

Industrial Leasing & Sales

+1 321 750 3439

zach@ullianrealty.com

Ryan Hubbard

Director

+1 407 541 4390

ryan.hubbard@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-CENTRAL- 04/21/25 The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

