

# Airport Corporate Center

1801 Penn Street, Melbourne, FL 32901

**Centrally Located / Light Industrial Zoning / Multiple Unit Sizes Available**



## OFFERING SUMMARY

**Available SF:** 3,292 - 13,372 SF

**Lease Rate:** \$12.95 SF/yr (NNN)

**Acreage:** 3.92 Acres

**Facility SF:** 36,188 SF

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

## PROPERTY OVERVIEW

- Unit 102: 3,292 SF Shell Space. Dimensions 50' x 66' +/- Est. 16' Clear Height
- Concrete Flooring and Exposed Ceiling Throughout.
- Unit 103: Est. 5,580 SF Office/Storage/Training Rooms + 4,500 SF Warehouse = 10,080 SF
- 100% HVAC & Fire Sprinklered. Compressed Air Lines
- Warehouse Concrete Flooring and est. 14' Drop Ceiling Throughout
- One 12' x 12' +/- Grade Level Door
- Units can be Leased Individually or Combined for 13,372 SF
- City of Melbourne Water/Sewer, FPL Electric
- 108 Common Parking Spaces. Potential for Additional Parking (Call for Details)
- Est. \$5.15 PSF OPEX

## 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 Zach Ullian, SIOR**

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



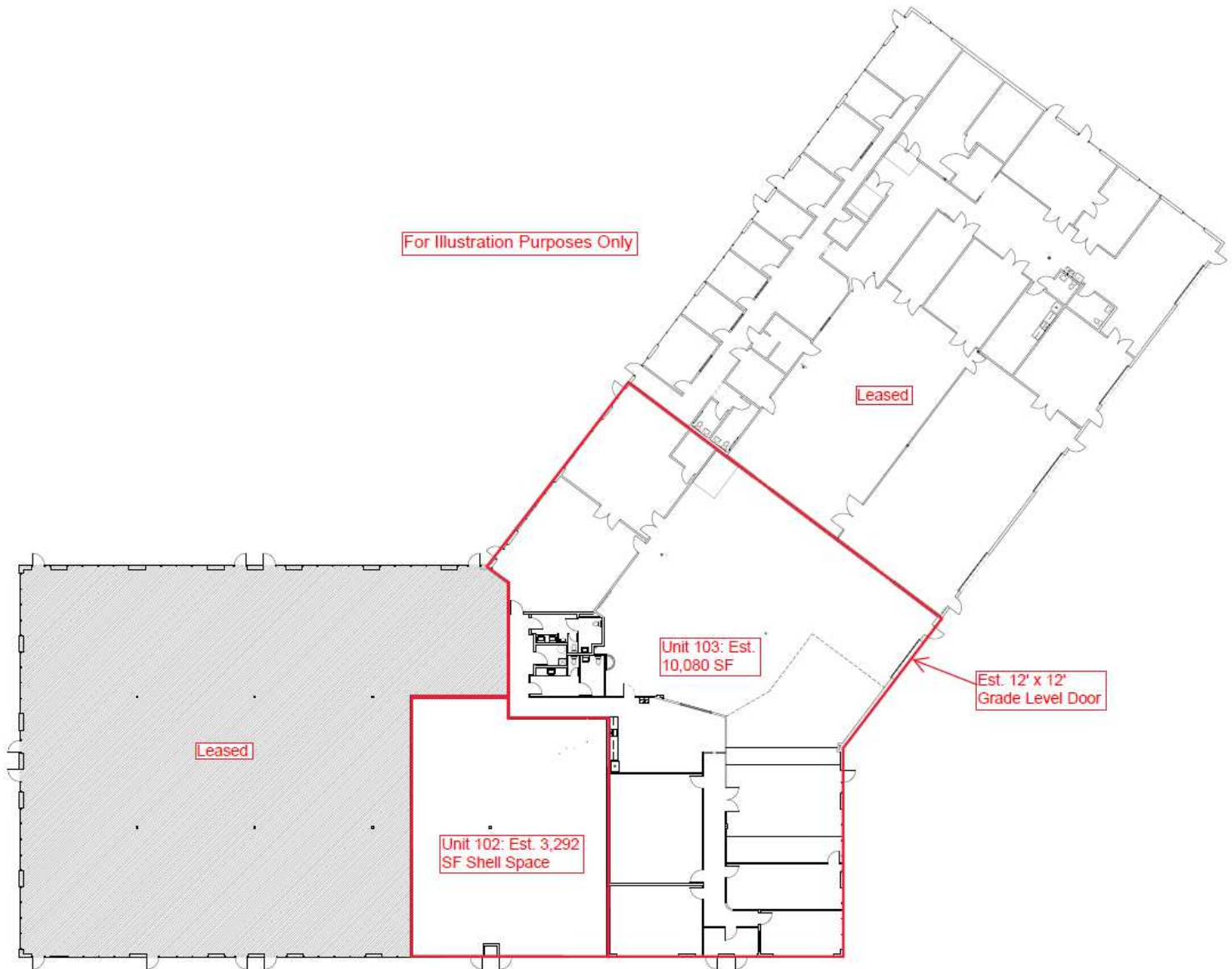
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

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## Floor Plan



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Unit 102: Est. 3,292 SF Shell Space



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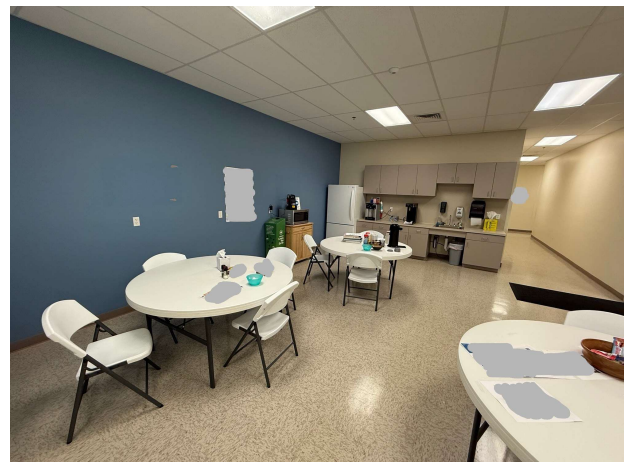
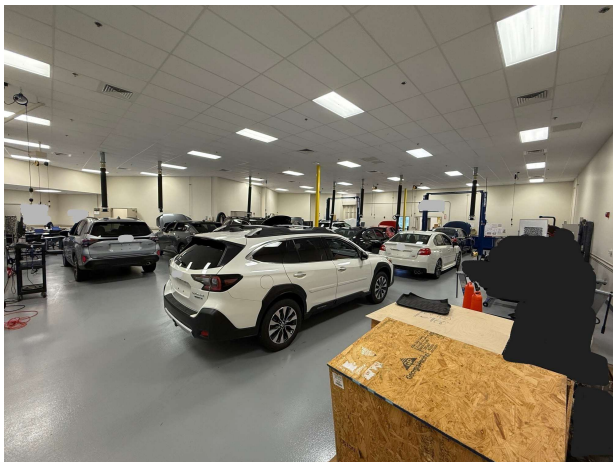
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Unit 103: Est. 10,080 SF Flex Space



Individual Members  
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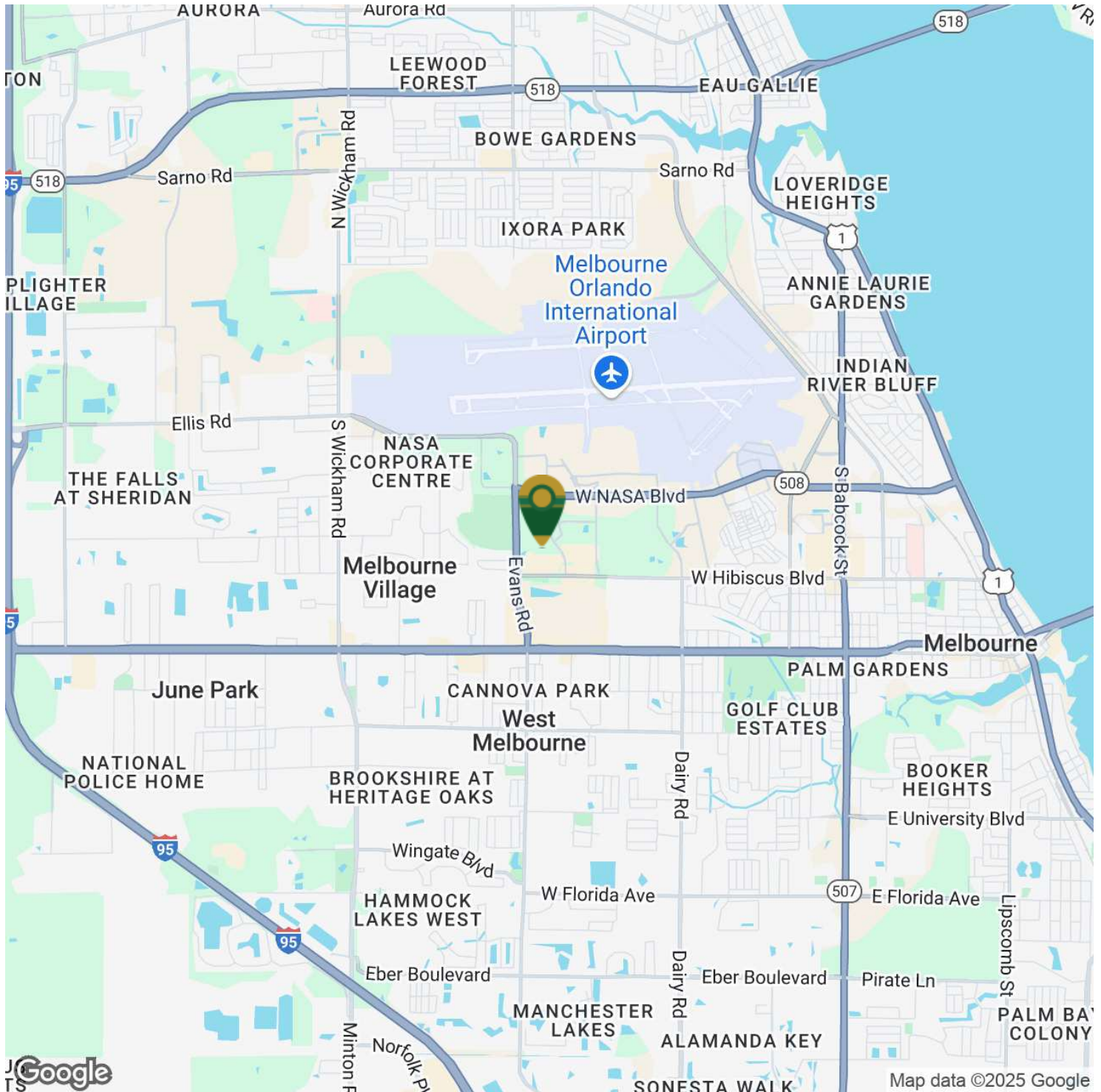
**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian



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## Location Map



Individual Members  
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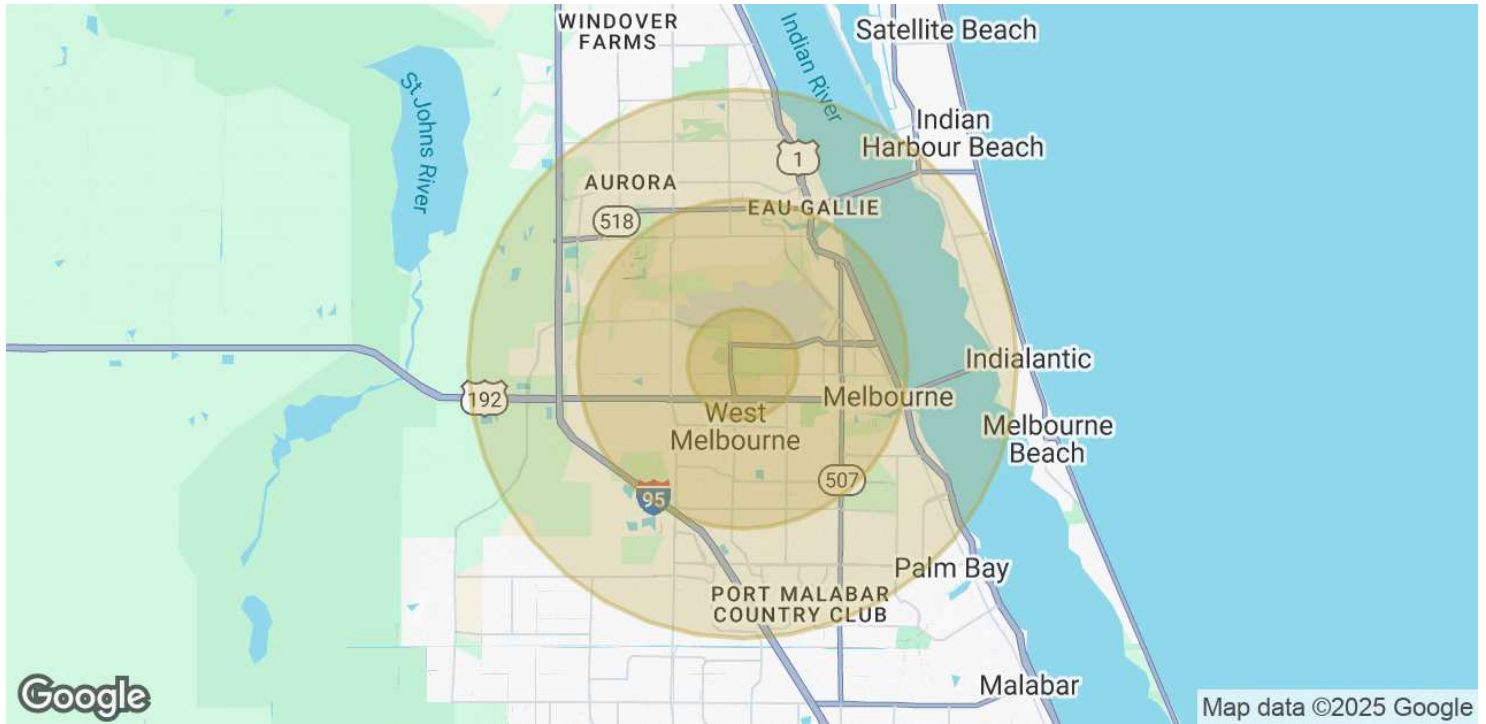
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## Demographics Map & Report



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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