



DISTRIBUTION CENTER

GROUND BREAKING SOON

UP TO +/-583,000 SF FOR LEASE



NEW CLASS A INDUSTRIAL FACILITY

OPPORTUNITY DRIVE MELBOURNE, FLORIDA 32904



40

ACRE SITE



PRIME LOCATION

MINUTES FROM I-95



DELIVERY

12 mo. from lease exec.



36' CLEAR

CEILING HEIGHT



BUILD-TO-SUIT

AVAILABLE



INDUSTRIAL

ZONING

TRULOGICS DISTRIBUTION CENTER

PROJECT HIGHLIGHTS

ADDRESS:

Opportunity Drive Melbourne, Florida

TOTAL BUILDING:

194,480 Square Feet Each

ACREAGE:

40 AC

SPACES STARTING AT:

40,000 SF up to full building

ZONING:

Industrial

LOADING:

Dock High | Rear Load

TRUCK COURT:

185'

DIMENSIONS:

220' x 884'

PARKING:

350+ Car | 71+ Trailer

SPRINKLERS:

ESFR

POWER:

3 Phase | Heavy Power

CLEAR HEIGHT:

36'

BUILD-TO-SUIT:

Can accommodate and redesign the site for a single tenant 400,000 - 600,000 square foot building user.

SITE PLAN APPROVED

SITE PLAN UP TO 583,440 SF

PHASE I:

BLDG 1

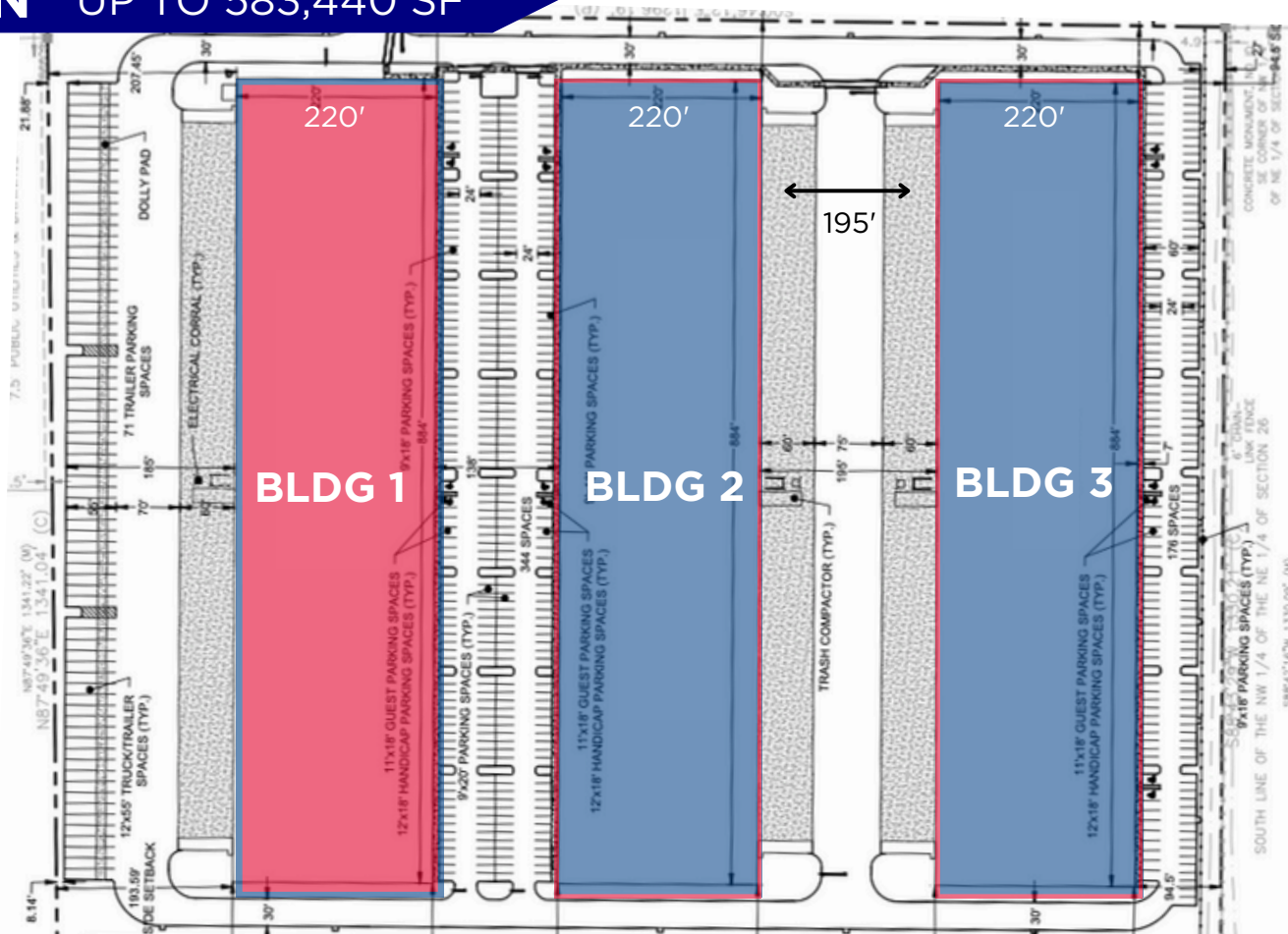
50,000 - 194,480 SF

Q1 2026

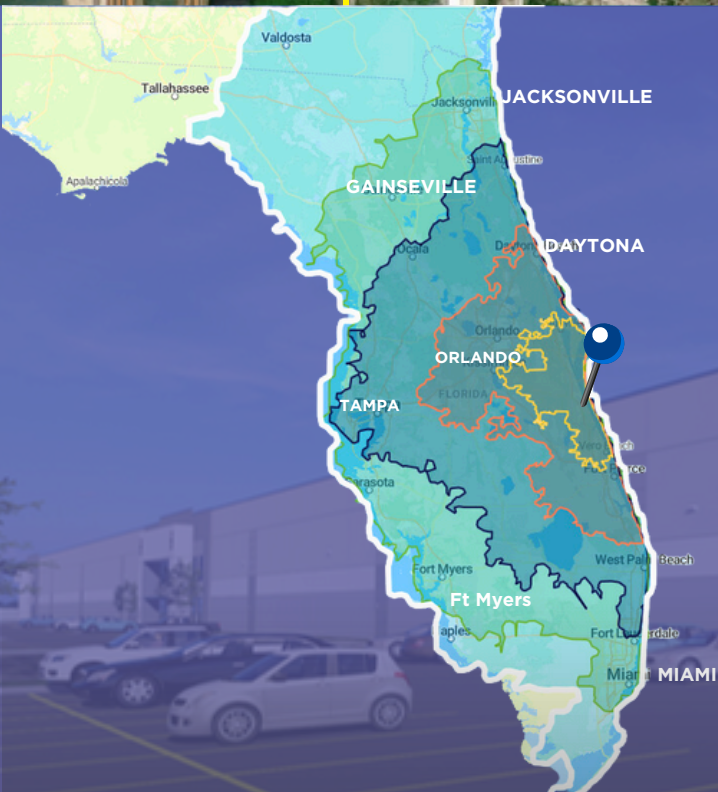
PHASE II:

BLDG 2 | 194,480 SF

BLDG 3 | 194,480 SF



LOCATION OVERVIEW



DRIVE TIME HIGHLIGHTS

	MILES	HOURS	CITY
	50	1.0	Orlando, FL
	100	1.5	Daytona, FL
	150	2.0	Tampa, FL
	200	3.0	Miami, FL
	300	4.5	Savannah, GA

FLORIDA'S SPACE COAST INSIGHTS

PORT CANAVERAL

Located within 30 Miles from our site is Port Canaveral, the port plays a pivotal role in shaping the region's economic landscape. Voted as the busiest cruise port in the world in 2022, the port serves as a dynamic hub for the cruise industry and overall economy, welcoming millions of passengers annually. With an annual economic impact of roughly \$6 Billion, the cruise ecosystem thrives with state-of-the-art terminals, attracting major cruise lines and fostering a vibrant maritime culture.

Additionally, Port Canaveral is a vital gateway for shipping, facilitating the efficient movement of goods and cargo. Its strategic location and modern infrastructure have transformed it into a key player in the shipping industry, connecting businesses to global markets. The port's dual role in supporting both the cruise and shipping sectors not only enhances economic prosperity but also solidifies its position as a crucial linchpin in the Space Coast's economic vitality.

WHY BREVARD COUNTY?



RANKED #1
Business
Tax Climate



RANKED #3
Wage Growth in
the U.S



RANKED #1
High-Tech
Economy in FL



630.69k
Brevard County
Total Population



295.55k
Brevard County
Total Employment

<https://spacecoastedc.org/locate-expand/why-the-space-coast/>

MELBOURNE

Melbourne, Florida, is a prime location for manufacturing, logistics, aviation and plays a significant role in the high-tech industry. 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 and aerospace sector. Located just a few miles from our site, the Melbourne International Airport (MLB) 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.

Melbourne's strategic location also positions it as an ideal site for logistics companies. The city's proximity to major transportation networks, including highways, railways, spaceports, and the infamous Port Canaveral facilitates efficient movement for products. The city has 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 high-tech workforce with an average unemployment rate of 2.3% across the county.

KEY PLAYERS | BREVARD COUNTY



FOR MORE INFORMATION:

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TRULOGICS
INDUSTRIAL SPACES