

EXECUTIVE SUMMARY

Atlantis Bay Warehouses • 700 Atlantis Rd Melbourne, FL 32904



OFFERING SUMMARY

Available SF: 1,039 - 1,208 SF

Lease Rate: \$12.50 - 13.86 SF/yr
(\$3.00/sf NN; MG)

Lot Size: 2.05 Acres

Year Built: 1997

Building Size: 31,250 SF

Zoning: M1

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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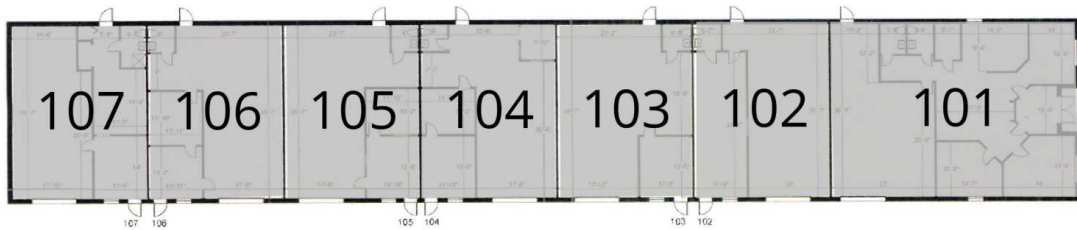
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PLANS

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700 ATLANTIS ROAD
MELBOURNE, FL 32904

BUILDING 1



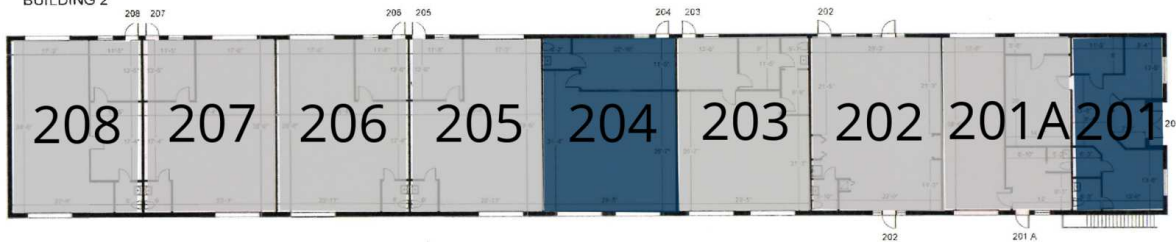
BLDG 1

- 107 - 1,266 SF
- 106 - 1,238 SF
- 105 - 1,238 SF
- 104 - 1,238 SF
- 103 - 1,238 SF
- 102 - 1,238 SF
- 101 - 2,220 SF

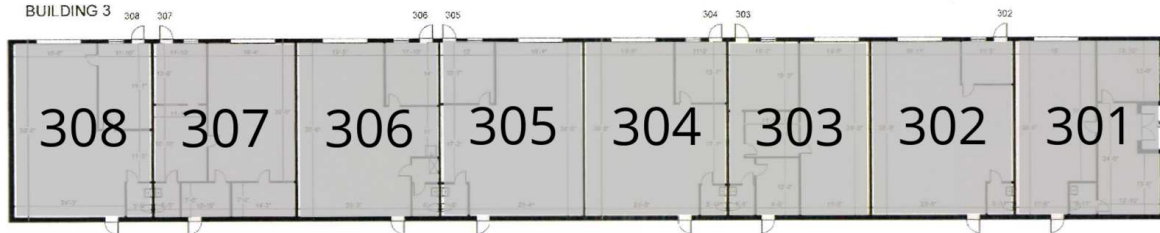
BLDG 2

- 208 - 1,230 SF
- 207 - 1,204 SF
- 206 - 1,204 SF
- 205 - 1,204 SF
- 204 - 1,208 SF
- 203 - 1,208 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

LEGEND

Available

Unavailable

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PLANS

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LEASE INFORMATION

Lease Type:	\$3.00/sf NN; MG	Lease Term:	Negotiable
Total Space:	1,039 - 1,208 SF	Lease Rate:	\$12.50 - \$13.86 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
201	Available	1,202 SF	\$3.00/sf NN	\$12.50 SF/yr	Flex space
204	Available	1,208 SF	\$3.00/sf NN	\$12.50 SF/yr	Flex space
201B	Available	1,039 SF	Modified Gross	\$1,200 per month	Apartment

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ADDITIONAL PHOTOS

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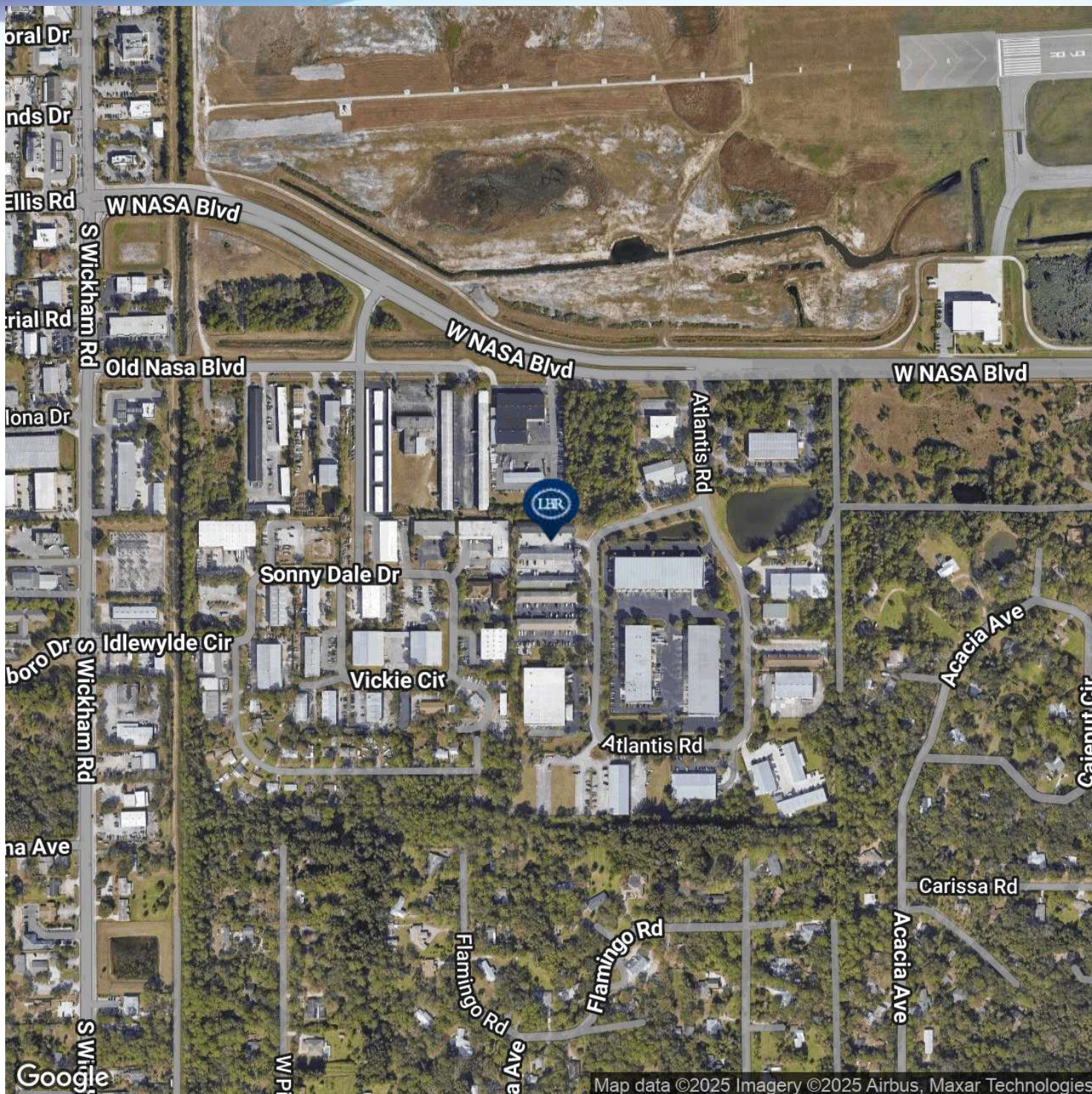
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LOCATION MAP

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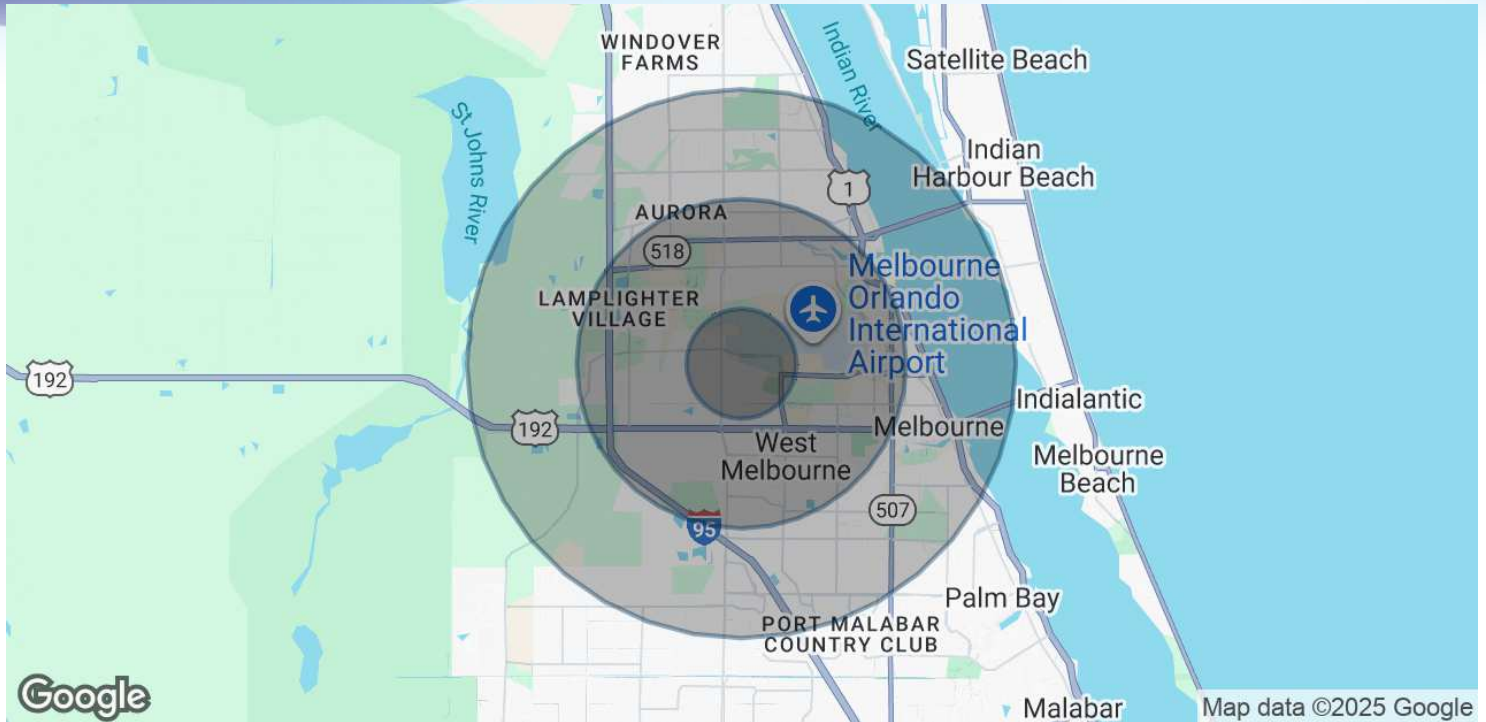
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DEMOGRAPHICS MAP & REPORT

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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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