

**FOR LEASE**



**FACILITY OVERVIEW:**

**±25,000 SF 100' Clear Span  
Warehouse & Storage Space**



**620 DISTRIBUTION DRIVE  
MELBOURNE, FLORIDA**

**FOR INFO CONTACT:**



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## Available For Lease

## BUILDING OVERVIEW

Zoning ..... M-1 (Light Industrial)

Located off of Ellis Road roughly one mile from Interstate 95 and just a few minutes from US Highway 1, this 25,000 SF building is one of the only existing clear span warehouse availabilities in Melbourne. With over 6,000,000 SF in a 2-mile radius, Distribution Dr is part of Melbourne's main industrial corridor. This stand-alone building offers open warehouse space with +/-1,000 SF of HVAC office, a mix of dock-hi and grade level loading, 20' clear heights, and will be available January 1, 2026.

Contact our team today to learn more!

Available ..... January 1, 2026

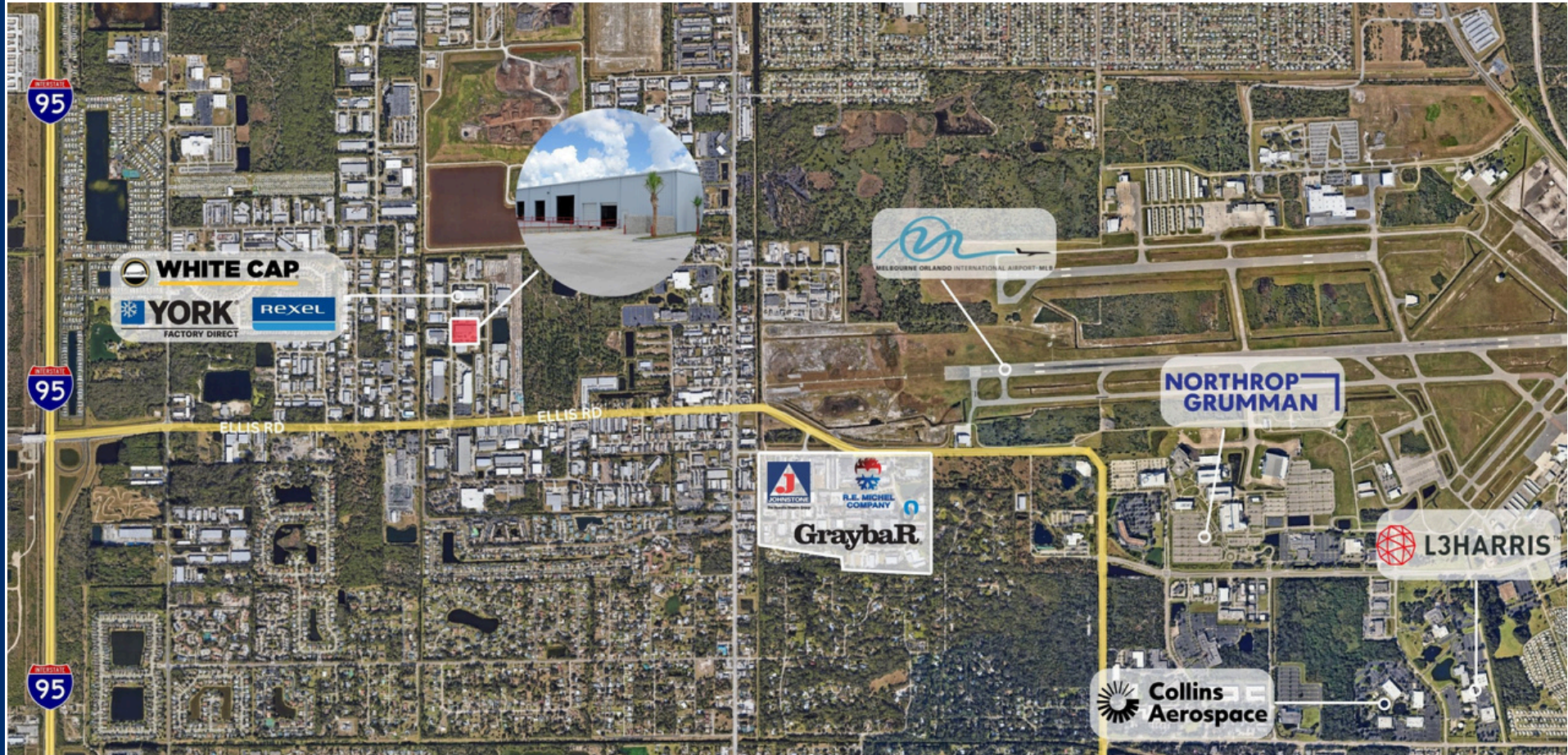




# PROPERTY PHOTOS







## KEY DISTANCES

- INTERSTATE 95: 1 MILE
- PORT CANAVERAL: 23 MILES
- MLB: 4 MILES
- KENNEDY SPACE CENTER: 33 MILES
- US-1: 5 MILES
- ORLANDO AIRPORT: 57 MILES

\*ELLIS ROAD IS UNDERGOING A 4-LANE WIDENING EXPANSION PROJECT WITH AN ADDITIONAL 4-WAY STOPLIGHT ON THE CORNER OF DISTRIBUTION DR, TECHNOLOGY DR, AND ELLIS RD.\*

## CALL FOR INFO

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