

FACILITY OVERVIEW:

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



620 DISTRIBUTION DRIVE MELBOURNE, FLORIDA

FOR INFO CONTACT:



COMMERCIAL REAL ESTATE SERVICES

LUKE BROWN

Associate 603.244.8052 Luke@teamlbr.com

MICHAEL MOSS II

Associate 321.266.1150 Mmoss@teamlbr.com

MIKE MOSS, SIOR

Principal | Director 321.543.2498 Mike@teamlbr.com

70 W HIBISCUS BLVD MELBOURNE, FL | PHONE: 321-722-0707 | WWW.TEAMLBR.COM

620 Distribution Drive Melbourne

±25,000 SF

Available For Lease

BUILDING OVERVIEW

OFFERING SUMMARY

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!

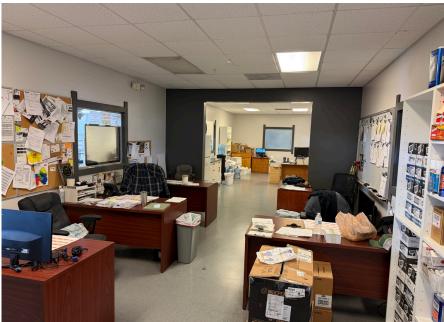
Building SF+/-25,000 SF	Asking Rent \$12.00/SF/YR NNN
Total Office SF +/- 1,000 SF	NNN Estimate \$2.30/SF/YR
Clear Height +/-20'	Total Acreage1.34 AC
Dock-Hi Doors (2) 10' x 10'	Fire Protection Sprinkled
Grade Level Doors(1) 16' x 14' (1) 12' x 14'	Dimensions 250' x 100'
(3) 12' x 12'	Built 2007
Zoning M-1 (Light Industrial)	Available January 1, 2026



PROPERTY PHOTOS

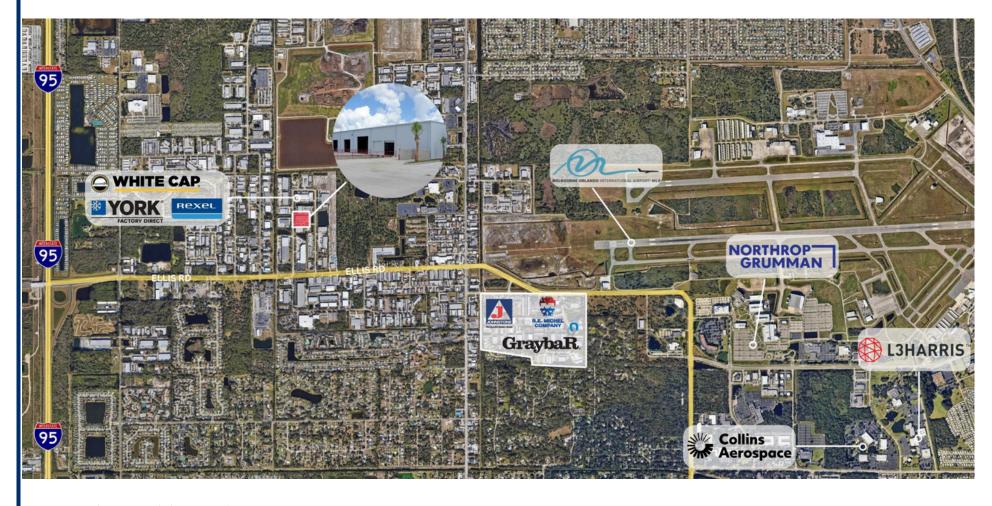








LOCATION INSIGHT



KEY DISTANCES

• INTERSTATE 95: 1 MILE

• MLB: 4 MILES

• US-1: 5 MILES

PORT CANAVERAL: 23 MILES

• KENNEDY SPACE CENTER: 33 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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