FOR LEASE



FACILITY OVERVIEW:

±6,855 SFWarehouse & Office Space



515 DISTRIBUTION DRIVE MELBOURNE, FLORIDA

FOR INFO CONTACT:



COMMERCIAL REAL ESTATE SERVICES

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

www.TEAMLBR.com |620 Distribution Dr Melbourne, Fl | FOR LEASE

515 Distribution Drive Melbourne

±6,855 SF

Available For Lease

BUILDING OVERVIEW

OFFERING SUMMARY

Located in the heart of Melbourne's primary industrial corridor, this 6,855 SF standalone industrial building offers an exceptional blend of office and warehouse functionality. Positioned on Distribution Drive, the property enjoys strategic proximity to I-95, Ellis Road, NASA Boulevard, and Melbourne Orlando International Airport. This building offers grade level loading, clear span warehouse with 17'-20' clear heights, and three-phase power.

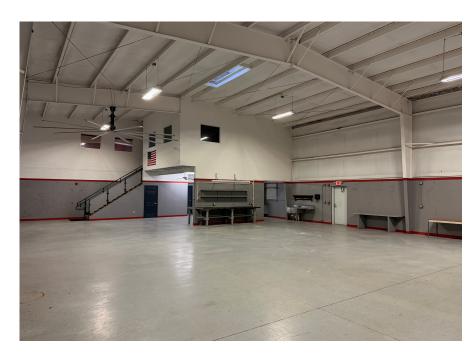
Contact our team today to learn more!

Building SF+/-6,855 SF	Built 2006
Clear Height +/-17'-20'	Asking Rent\$12.50/SF/YR NNN
Grade Level Doors (1) 14' x 16'	NNN Estimate \$2.50/SF/YR
(2) 10' x 12'	Zoning M-1 (Light Industrial)





PROPERTY PHOTOS

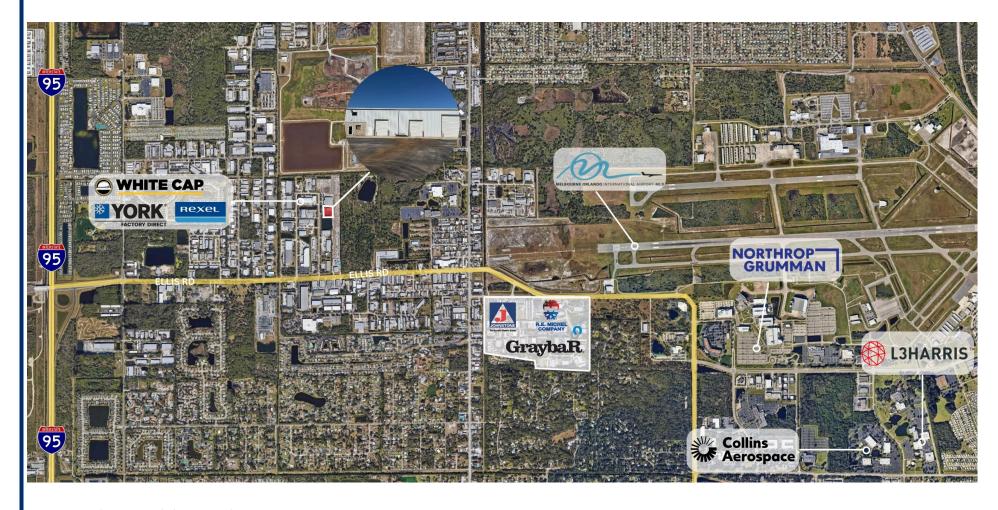








LOCATION INSIGHT



KEY DISTANCES

• MLB: 4 MILES

• US-1: 5 MILES

• INTERSTATE 95: 1 MILE • 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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