



SPACE FOR LEASE | Industrial

1620 Tangerine St Melbourne, FL



HIGHLIGHTS

- Flex Warehouse Space
- Fully Air-Conditioned
- Location | Downtown Melbourne

FOR INFO

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SUMMARY

The Industrial Team at Lightle Beckner Robison, Inc. is excited to present space for lease at 1620 Tangerine Street Melbourne, FL. With clear span warehouse space and flex/ office space, this unit offers an opportunity catered toward multiple industries. Located in Downtown Melbourne with direct frontage off of US-1 and 6.8 MI from I-95, this unit allows tenants to be positioned in the Southern end of the County with easy access to all major surrounding thoroughfares and ability to serve both Brevard County and Indian River County.

Contact our team today to learn more about this opportunity!

Unit Overview:

Size (SF).....	2,100 SF	Price.....	\$13.50/SF/YR
Clear Height.....	15'	NNN Estimate....	\$3.25/SF/YR
Bay Doors.....	(2) 12'x12'	Zoning.....	M-1 (Melbourne)
Parking.....	3 Striped + Rear	Climate.....	Fully HVAC



SPACE PHOTOS



