

Industrial Flex Property FOR LEASE



West Melbourne Business Center at US 192

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

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Property Summary



PROPERTY DESCRIPTION

Brand New Industrial Space Ready to Elevate Your Business

Delivery Early 2026

Welcome to the West Melbourne Business Center at US 192 where modern industrial excellence meets unbeatable location. This brand new M-I Light Industrial Zoned warehouse space offers everything your growing business demands, wrapped in quality construction that's built to impress.

Versatile workspaces featuring state-of-the-art LED lighting that keeps energy costs low and productivity high. The finished air-conditioned office space provides comfortable quarters for administrative tasks, while impact glass windows deliver natural light and peace of mind during Florida's stormy seasons.

A convenient 10x10 grade-level roll-up door makes loading and unloading a breeze.

Location doesn't get much better than this. Situated with Interstate 95 frontage, your business gains exceptional visibility and lightning-fast connectivity to major transportation corridors. The direct route to Orlando via U.S. 192 opens doors to expanded markets, while the nearby Melbourne Orlando International Airport puts global logistics within easy reach.



OFFERING SUMMARY

Monthly Lease Rate: 16 x 50	\$1,400.00 per month (Gross)
Monthly Lease Rate: 16 X 47	\$1,316.00 per month (Gross)
Lot Size:	8 Acres
Building Size:	56,453 SF

CUSTOM HEADER

- Clear Height 14'
- 10 X 10 Roll-Up Doors
- HVAC Office with Impact Windows, Paver Entryway, Attached Non HVAC Warehouse
- Class A Industrial New Construction
- Minimum Term 2-Years
- NO Auto Repair
- Pre-Leasing Now, Delivery Early 2026

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos



**LIGHTLE
BECKNER
ROBISON**

INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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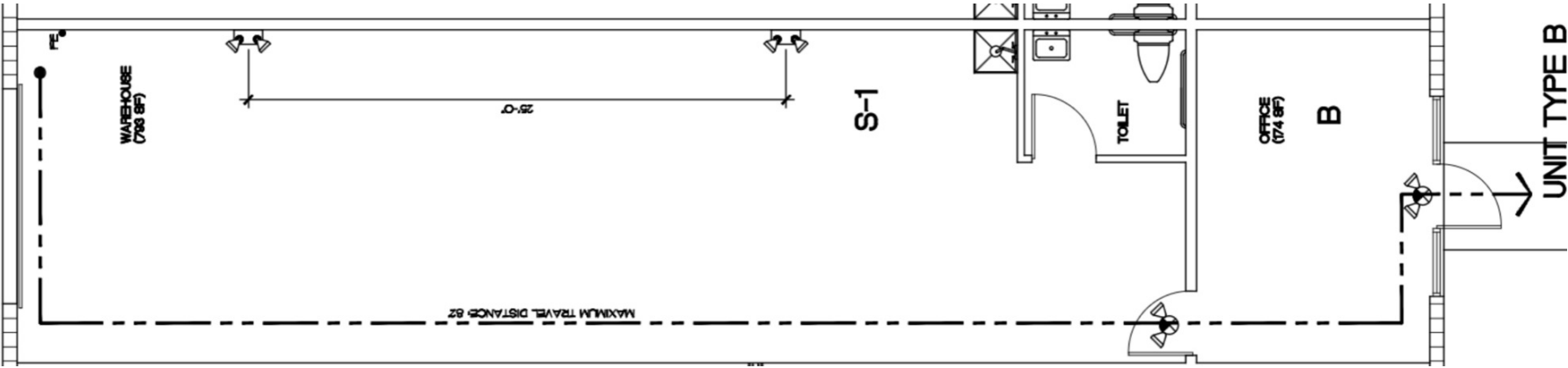
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LEGEND

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Minimum Two Year Term
Multiple Units Available :		Lease Rate:	16 X 50 \$1,400.00 per month 16 X 47 \$1,316.00 per month



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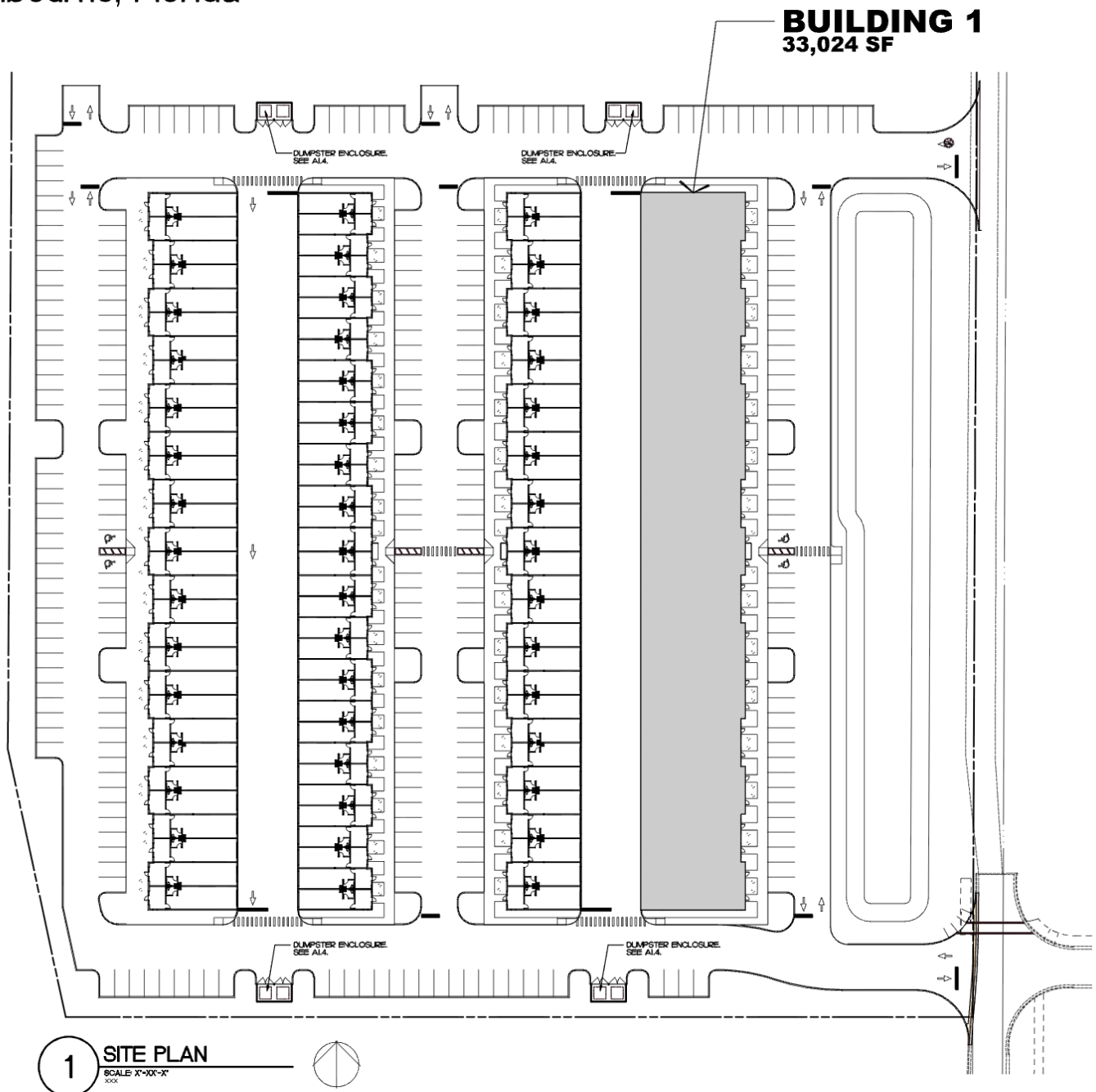
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West Melbourne Business Center

Building 1

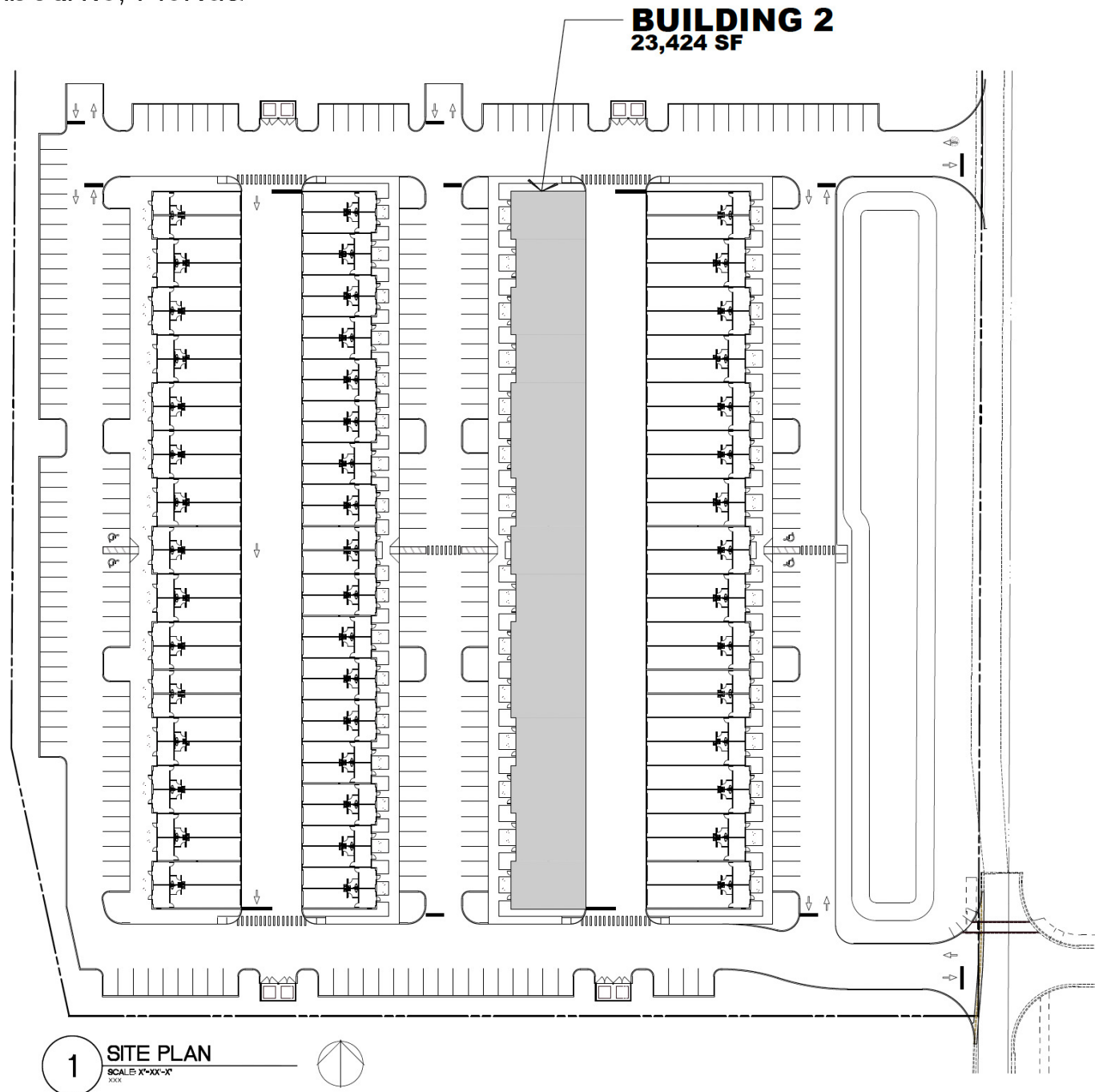
West Melbourne, Florida



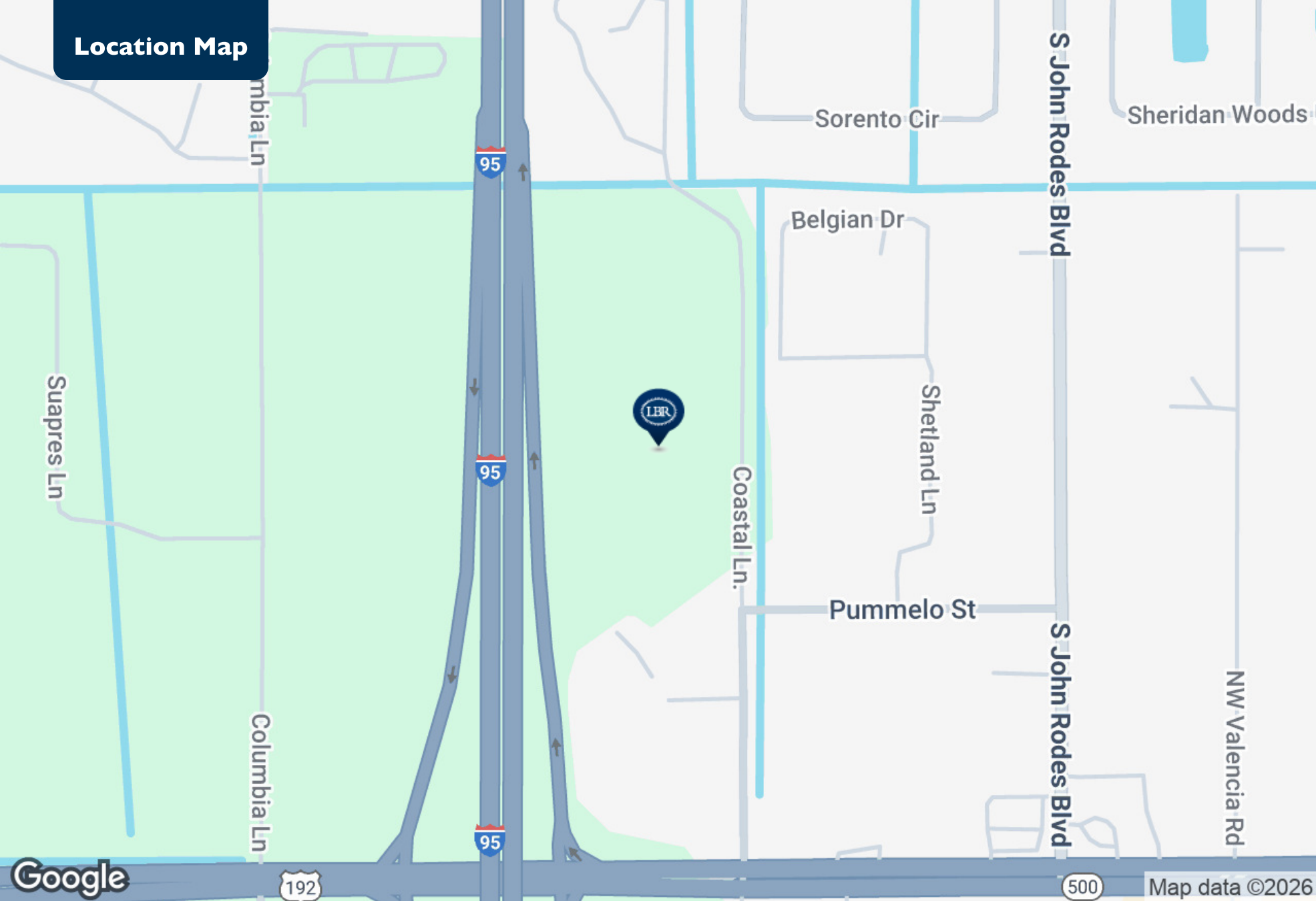
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Building 2

West Melbourne, Florida



Location Map



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