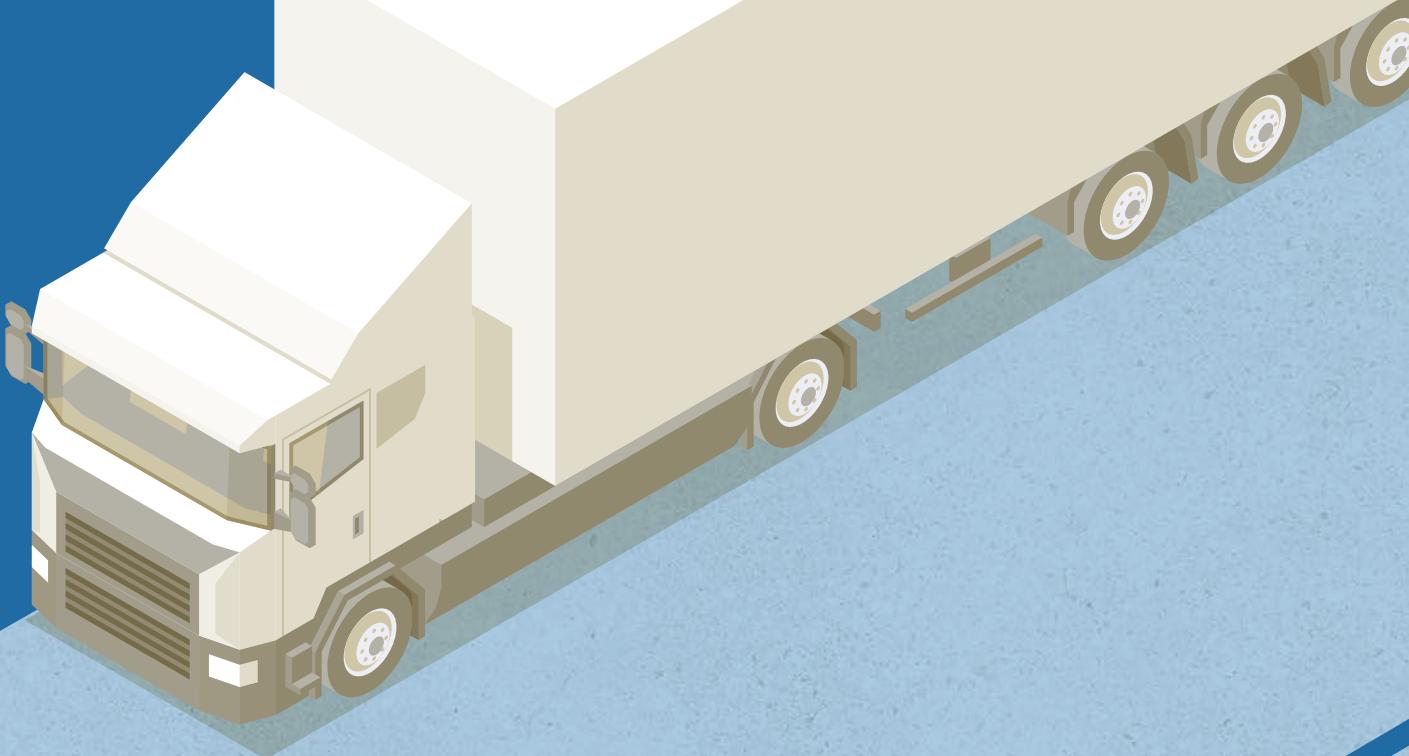


## HARBOUR LOGISTICS CENTER

FOR  
LEASE OR  
SALE

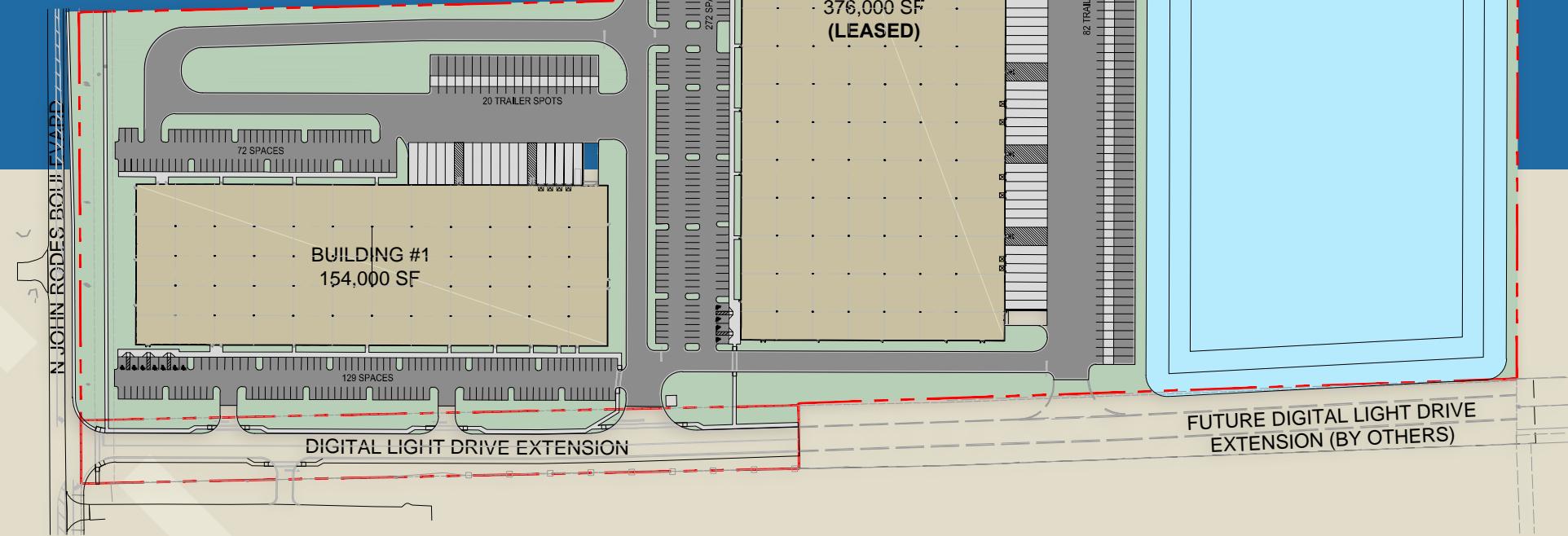
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UP TO 154,000 SF  
INDUSTRIAL  
BUILDING



# WHERE INNOVATION MEETS LIMITLESS SPACE

Discover a new era of industrial innovation at Harbour Logistics Center in Melbourne, Florida. With 530,000 square feet of Class-A space, this exclusive property redefines the standard, presenting an exciting opportunity for businesses ready to make a lasting impact.



# BUILDING 1 OVERVIEW

## BUILDING SPECS

Total building SF: 154,000 SF

Future Office: 3,000 SF

Configuration: Rear-load

Building dimensions: 672' x 229'

Column spacing: 56' x 42' 4"

Clear Height: 32'

Dock doors: 17 (4 with 45,000lb  
mechanical pit levelers)

Drive-in doors: 2

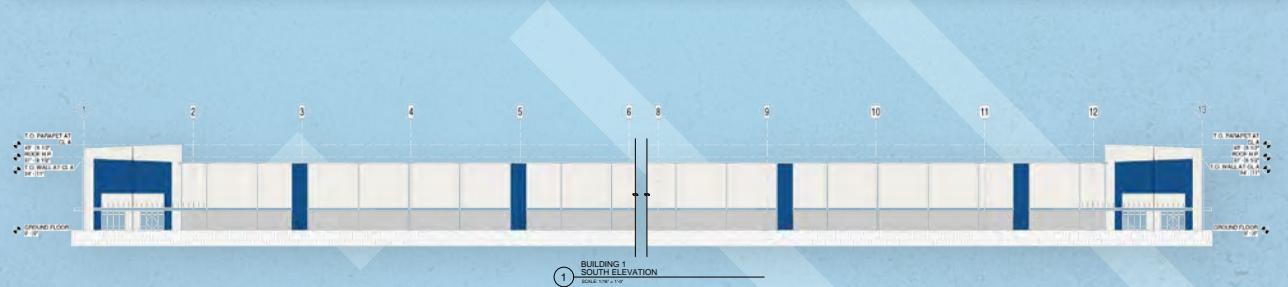
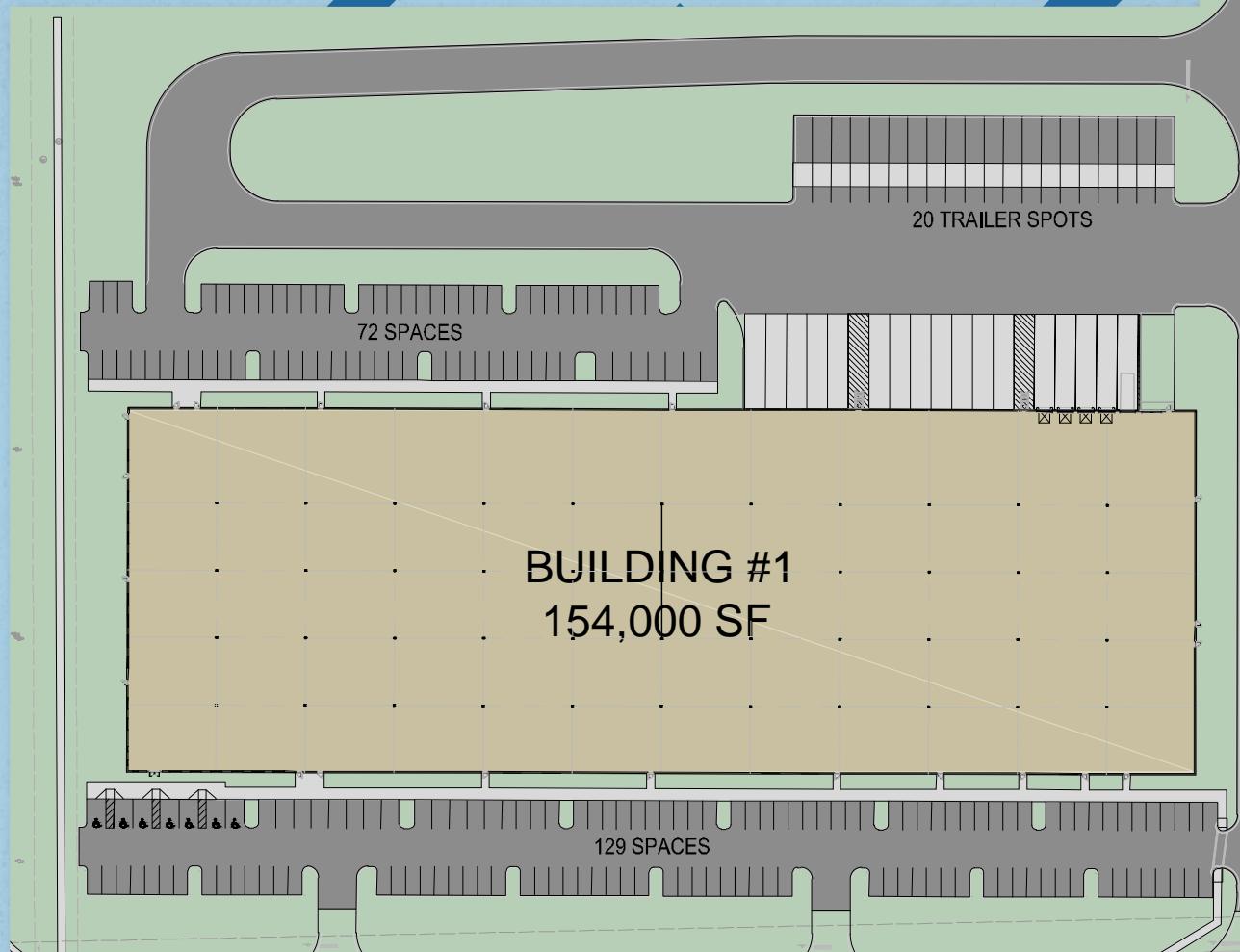
Trailer parking: 20

Automobile parking: 192

Fire suppression: ESFR

Truck court depth: 130'-185'

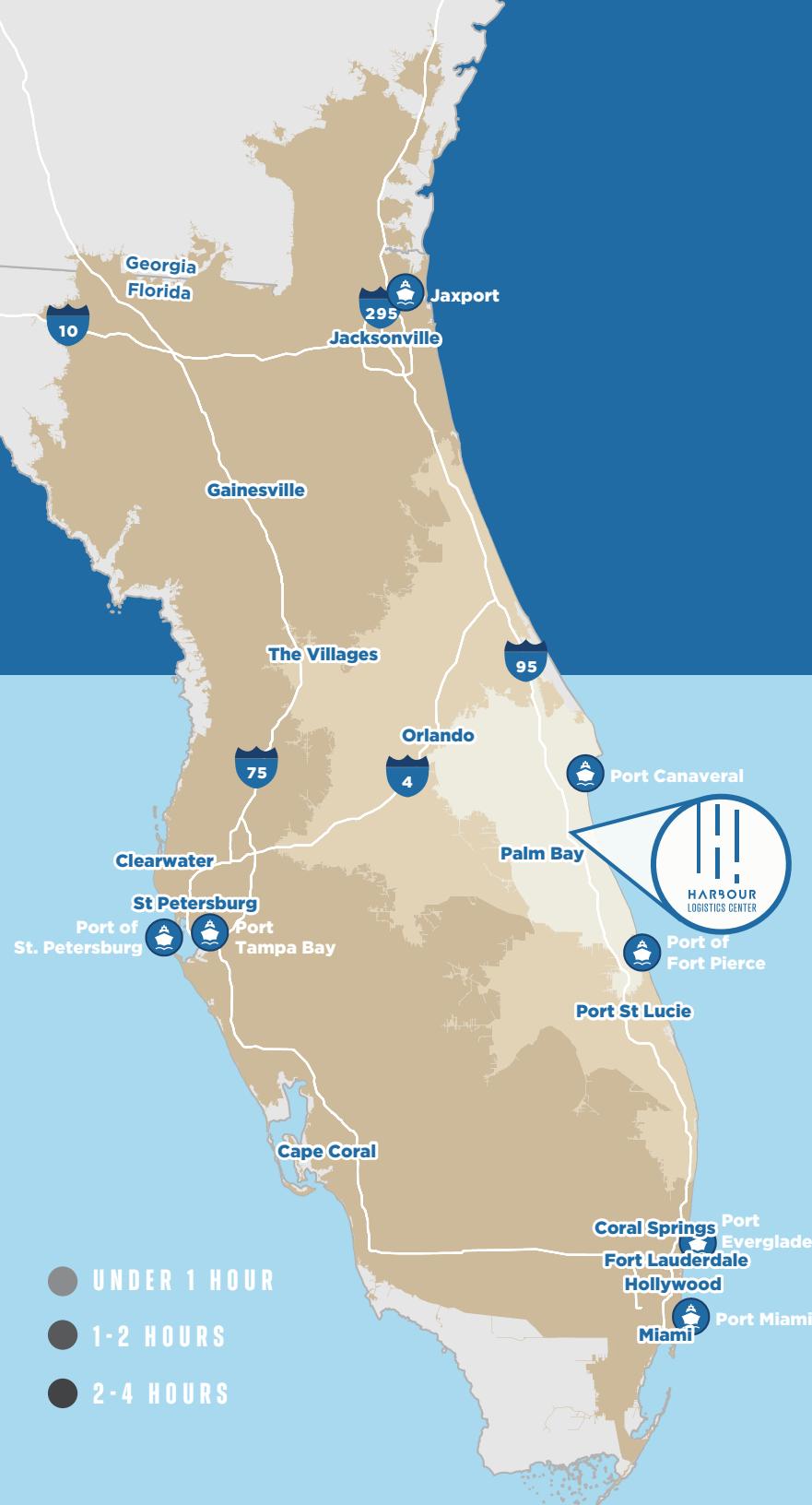
**Delivery: Q1 2026**



# WHY CHOOSE MELBOURNE?

Melbourne is a prime destination for industrial ventures, along I-95, close to several major shipping ports. This critical geographical advantage significantly improves logistical efficiency, minimizing transit times to ensure companies keep up with evolving business demands.

As Brevard County's economic powerhouse, Melbourne cultivates ties with local education and research leaders within the high-tech industries and its Space Coast location. This collaboration enhances the skilled workforce to create a thriving business environment and premier choice for commerce companies across the region.



## KEY TRAVEL DISTANCES:

Port Canaveral - 29 miles/35 minutes

Port Miami - 256 miles/4.0 hours

Port of Savannah - 230 miles/3.5 hours

Port of Fort Pierce - 54.9 miles/1.3 hours

Jaxport - 93 miles/1.5 hours

Port of St. Petersburg - 167 miles/3.12 hours

Port Everglades - 240 miles/3.5 hours

Charleston, South Carolina - 417 miles/6.2 hours

Port Tampa Bay - 135 miles/2.7 hours

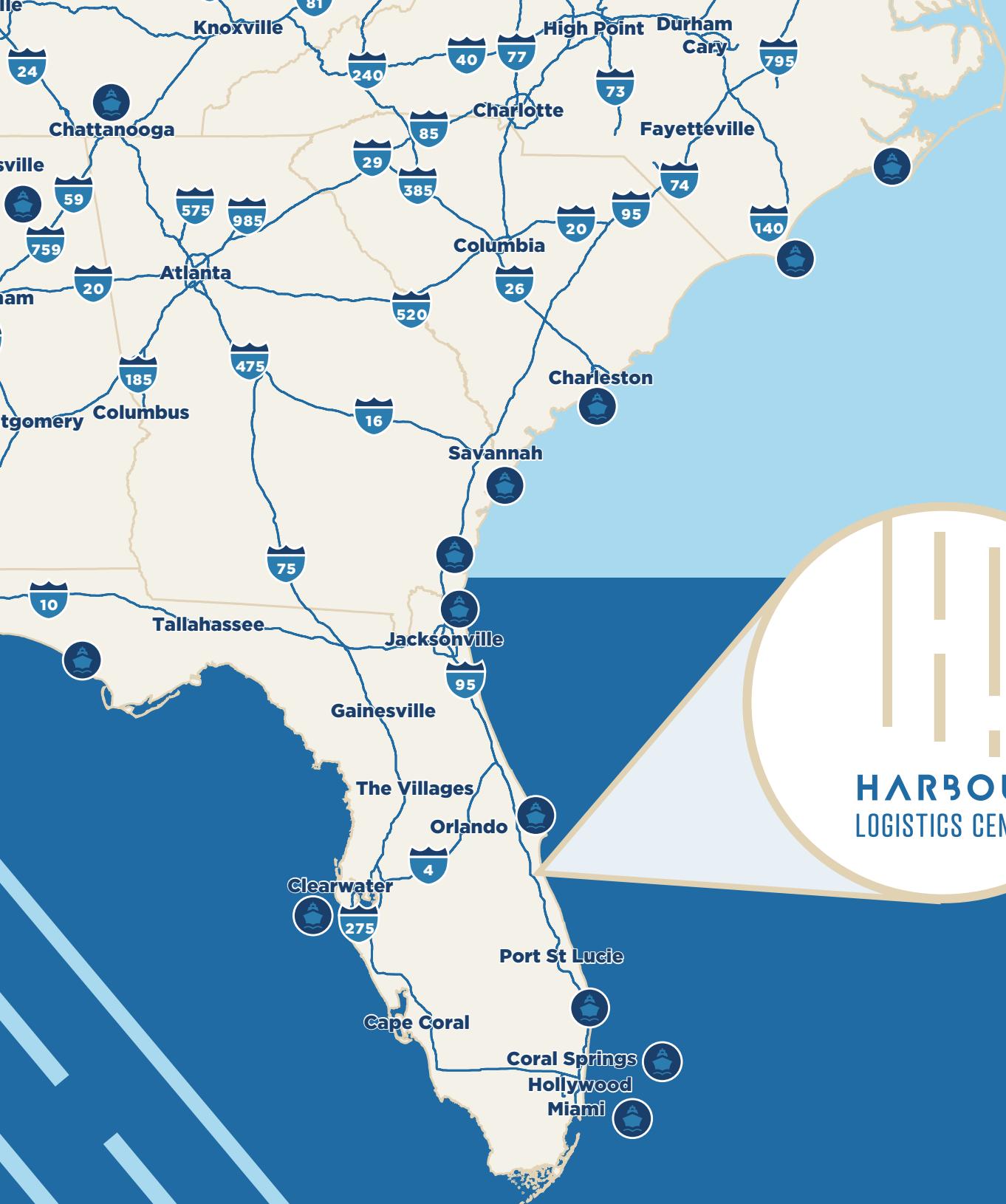
Mobile, Alabama - 578 miles/8.2 hours

TIME	2023 TOTAL POPULATION	2023 AVERAGE HOUSEHOLD INCOME
30 minutes	484,504	\$93,318
60 minutes	1,709,194	\$91,979
90 minutes	4,375,043	\$93,729
120 minutes	6,829,932	\$93,774
240 minutes	20,631,171	\$94,892

HARBOUR  
LOGISTICS CENTER

# CORPORATE NEIGHBORS

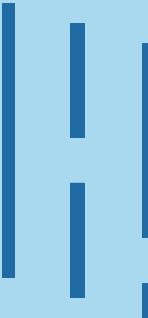




HARBOUR  
LOGISTICS CENTER

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KEY TRAVEL



## HARBOUR LOGISTICS CENTER



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