

FOR LEASE



FACILITY OVERVIEW:

±5,000 SF
Clear Span Warehouse



480 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA

FOR INFO CONTACT:



LIGHTLE BECKNER ROBISON
• INCORPORATED •
COMMERCIAL REAL ESTATE SERVICES

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480 Distribution Drive Melbourne, Florida

+/-5,000 SF
Clear Span
Warehouse

HIGHLIGHTS | FOR LEASE

Space Size +/-5,000 SF
 Parking 6 Spaces
 Clear Height +/-18'
 Grade Level Doors (2) 14' x 14'
 Zoning M1 (Melbourne)
 Asking Rate \$12.50/SF/YR NNN
 NNN Estimate \$2.50/SF/YR



OFFERING SUMMARY

With over 6,000,000 SF of industrial warehousing in a two-mile radius, this space provides an opportunity for service providers, contractors, and storage/ logistics users to be located in Melbourne's main industrial corridor. Located roughly one-mile from Interstate 95, the two-tenant building offers clear span warehouse space with one restroom, two grade level bay doors, 18' minimum clear heights, and will be available in April 1, 2026.

Contact our team today to learn more!

SITE OVERVIEW



BUILDING PHOTOS





KEY DISTANCES

- INTERSTATE 95: 1 MILE
- PORT CANAVERAL: 38 MILES
- MLB: 4 MILES
- KENNEDY SPACE CENTER: 42 MILES
- US-1: 5 MILES
- ORLANDO AIRPORT: 57 MILES

CALL FOR INFO

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DRIVE TIME HIGHLIGHTS

MILES	HOURS	CITY
35	0.5	Orlando, FL
80	1.0	Daytona, FL
150	2.0	Tampa, FL
200	3.0	Miami, FL
300	4.5	Savannah, GA