

FOR LEASE



FACILITY OVERVIEW:

±5,000 SF

Clear Span Warehouse



**480 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA**

FOR INFO CONTACT:



LITTLE BECKNER ROBISON
INCORPORATED
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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

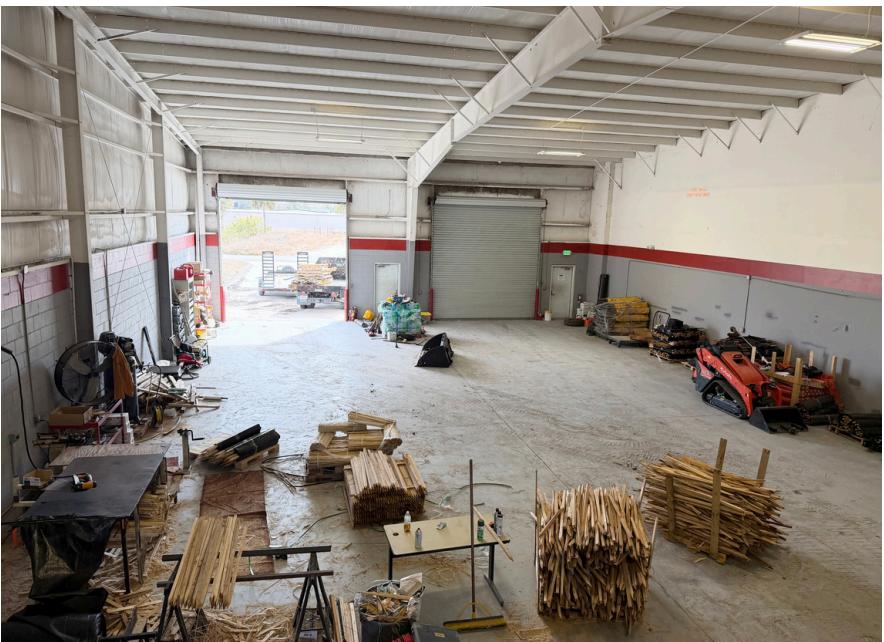
With over 6,000,000 SF of industrial warehousing in a two-mile radius, this space provides an opportunity for service providers, contractors, and storage/ logistics users to be located in Melbourne's main industrial corridor. Located roughly one-mile from Interstate 95, the two-tenant building offers 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



LOCATION INSIGHT



KEY DISTANCES

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



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

CALL FOR INFO

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