



SPACE FOR LEASE | Industrial & Flex

700 S John Rodes Blvd Melbourne, FL



HIGHLIGHTS

- Warehouse & Flex Units Available
- Multiple Unit Sizes
- Location | 0.40 Miles From I-95

FOR INFO

Mike Moss, SIOR

Principal

321-543-2498

mike@teamlbr.com

Michael Moss II

Associate

321.266.1150

moss@teamlbr.com

Luke Brown

Associate

603.244.8052

luke@teamlbr.com



SUMMARY

The Industrial Team at Lightle Beckner Robison, Inc is excited to present space for lease at John Rodes Commerce Park. These industrial warehouse and flex space units offers a mix of clear span warehouse and office space with individual restrooms in each unit. Three of the four available spaces offer fully HVAC warehouse and offices. Typical landlord improvements upon vacancy at John Rodes Commerce Park include new LED lighting, epoxy floors, and freshly painted walls. The park is located just minutes from two Interstate 95 interchanges and is close to Melbourne's industrial corridor off of Ellis Road. This is a great opportunity to house your small business amongst other great tenants in the park.

Contact our team today to learn more about this opportunity!

AVAILABLE UNITS

Building Unit	Square Footage (Approx.)	Lease Rate
B9&10- (Available Q1 2026)	2,688	\$13.50/SF/YR NNN (\$3.50)
A1&2	5,000	\$4,900.00/ Mo. MG (No NNN)

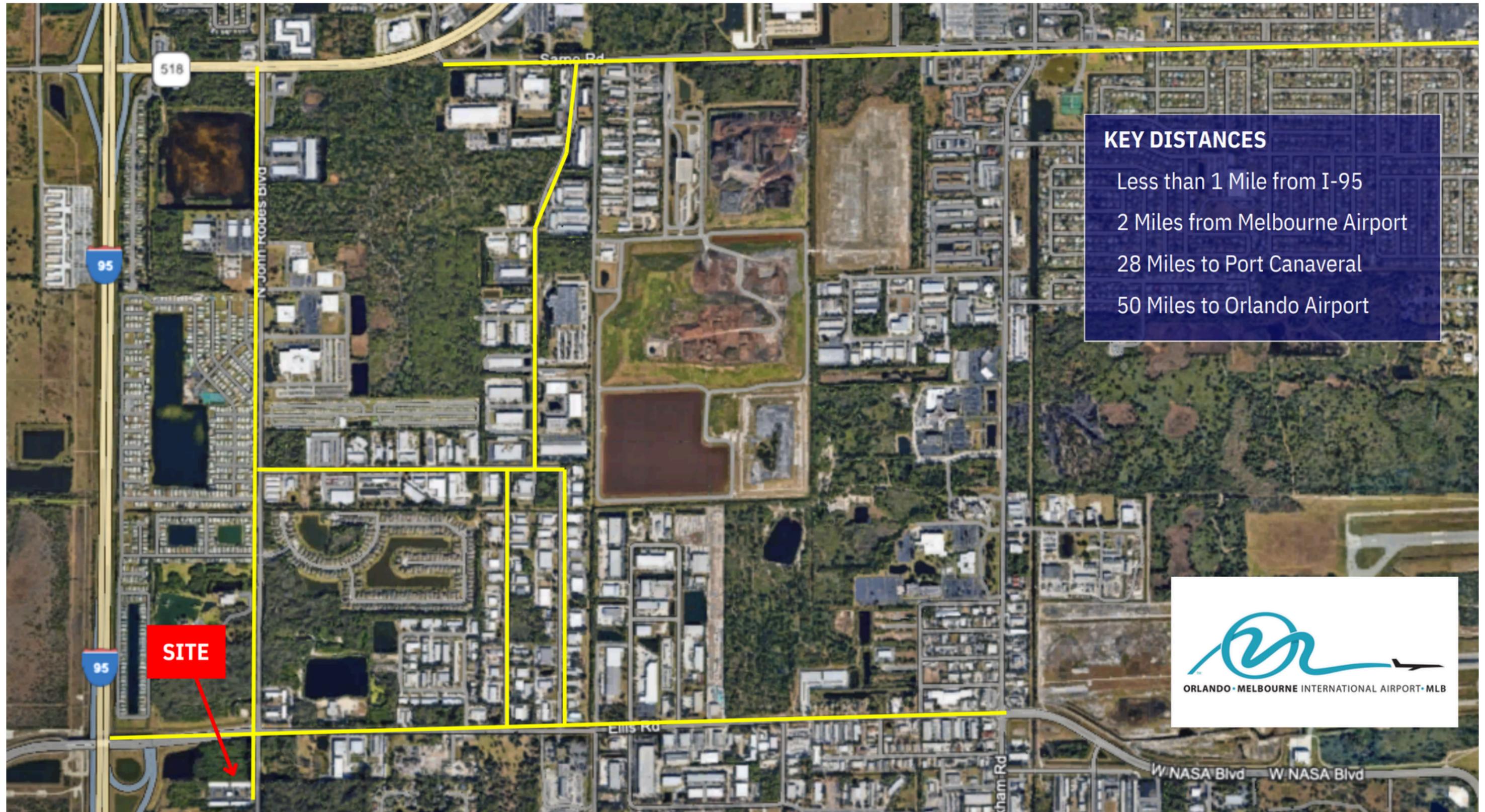
PROPERTY PHOTOS



ADDITIONAL IMAGES



LOCATION OVERVIEW



KEY DISTANCES

- Less than 1 Mile from I-95
- 2 Miles from Melbourne Airport
- 28 Miles to Port Canaveral
- 50 Miles to Orlando Airport

SITE

