

Industrial Flex Property FOR LEASE



US 192 Business Center at West Melbourne

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
Brian@TeamLBR.com



PROPERTY DESCRIPTION

Brand New Industrial Space Ready to Elevate Your Business -Delivery Early 2026

Welcome to the US 192 Business Center in West Melbourne where modern industrial excellence meets unbeatable location. This brand new M-1 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.

This is a rare opportunity to establish your operations in a high-growth corridor before spaces fill up. Whether you're launching a new venture or expanding existing operations, this light industrial gem delivers the foundation for success.



OFFERING SUMMARY

Building Two / Units 16 x 47 (+/-752sf)	\$1380 Monthly
Building Two / Units 16 X 50 (+/-800sf)	\$1470 Monthly
Building One / Units 16 x 67 (+/-1072sf)	\$1964 Monthly
Building One/ Units 16 x 70 (+/-1120sf)	\$2054.00 Monthly
Minimum Two Year Term	

LEASE SIGNING INVENTIVES ! HALF RENT FOR 6 MONTHS

- **Month 2 & 3, Month 7 & 8, Month 11 & 12 - Half Rent!!**
- **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**
- **NO Auto Repair**
- **Utility Sink in Warehouse**

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228

Brian@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

Additional Photos



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

Brian@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

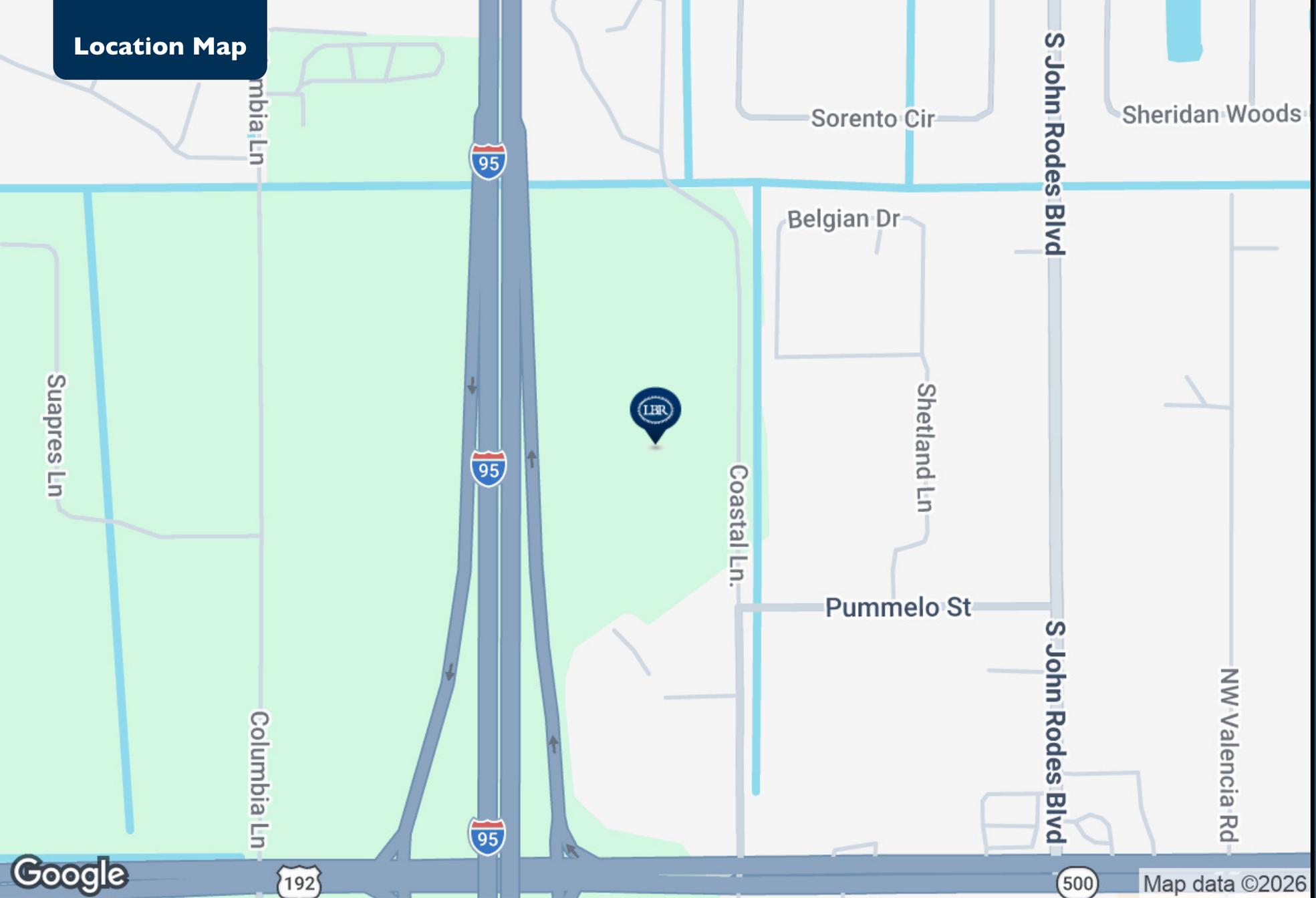
321.863.3228

Brian@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.

Location Map



US 192 Business Center - West Melbourne | 205 Coastal Lane, West Melbourne, FL 32904



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228

Brian@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.

West Melbourne Business Center Building 2

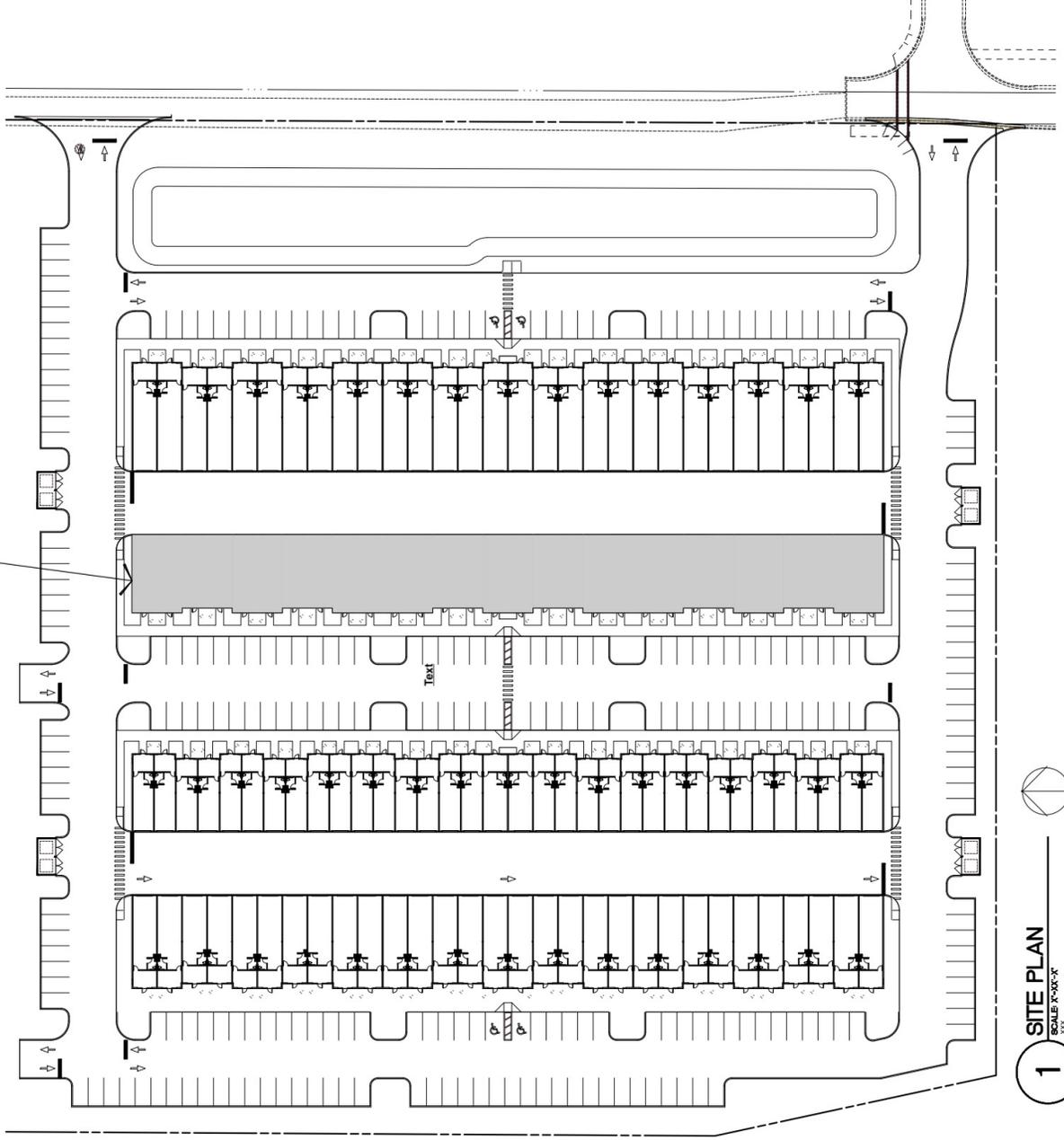
West Melbourne, Florida

Available

Units 16 x 50 +/- 800 sf

Units 16 x 47 +/- 752 sf

BUILDING 2
23,424 SF



1 SITE PLAN

SCALE 1/8"=1'-0"



West Melbourne Business Center

Building 1

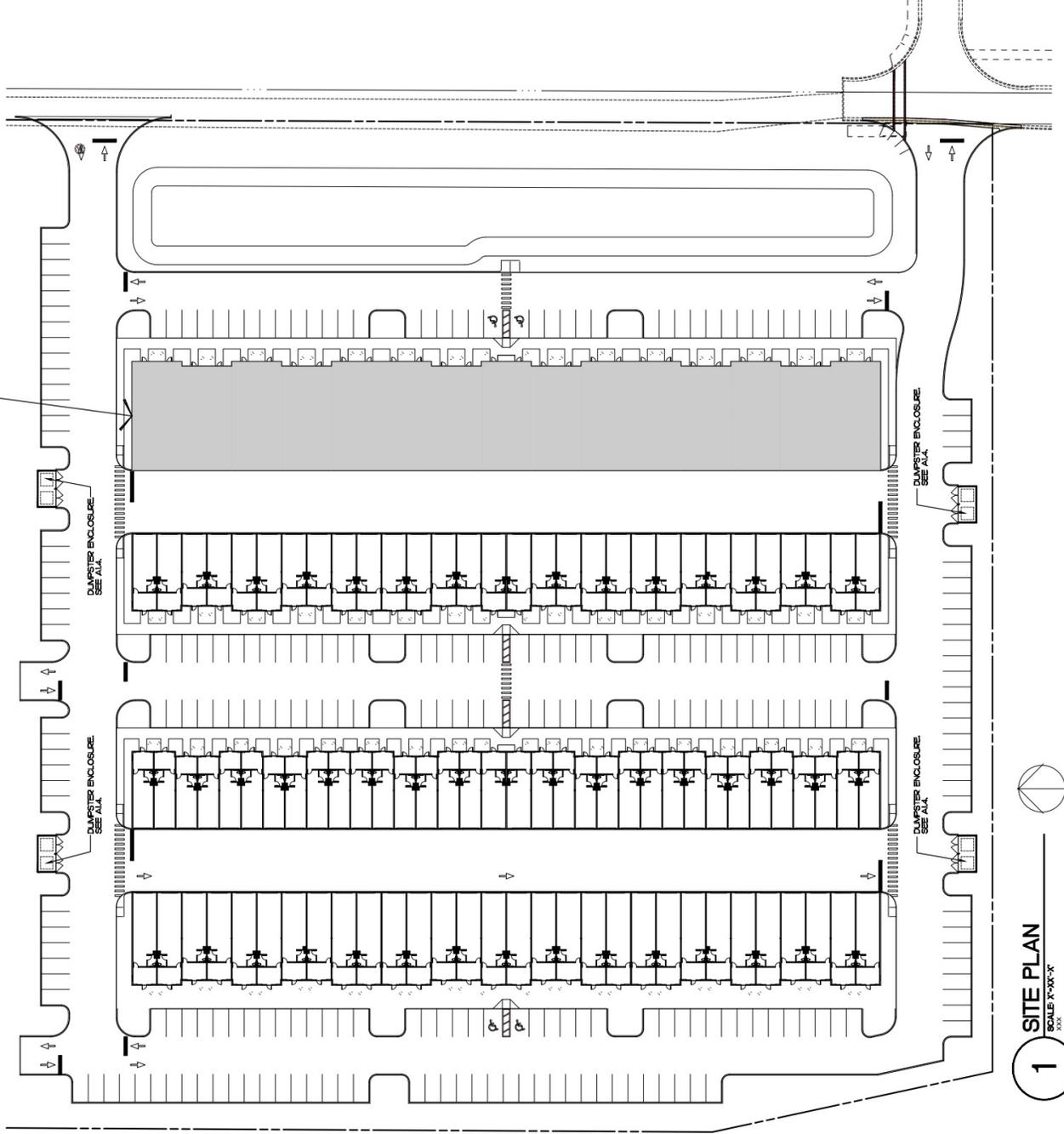
West Melbourne, Florida

Available

16 x 70 +/- 1120 sf

16 x 67 +/- 1072 sf

BUILDING 1
33,024 SF



1 SITE PLAN
SCALE: X'-XX'-X"
XXX