

FOR LEASE



UNIT A

**7,280 Sqft. –
Warehouse & Office
Space Available**

**4210 DOW RD
MELBOURNE, FLORIDA**



FOR INFO CONTACT:

MICHAEL MOSS II
Associate
321.266.1150
mmoss@teamlbr.com

LUKE BROWN
Associate
603.244.8052
Luke@teamlbr.com

MIKE MOSS, SIOR
Principal | Director
321.543.2498
Mike@teamlbr.com



**LIGHTLE
BECKNER
ROBISON**
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

4210 Dow Road
Melbourne, Florida

**Unit A: 7,280
Sqft.**

HIGHLIGHTS | FOR LEASE

Property Size 29,250 SF

Available 7,280 SF

Pricing \$13.50/SF/YR

Lease Type NNN

Clear Height +/-16-18'

Parking 6-12 Spaces

Zoning IU (County)



OVERVIEW

The property offers 7,280 SF of fully air-conditioned warehouse and office space, with an efficient +/-80/20 split between open warehouse and professional office. The unit includes a 12' x 12' grade-level roll-up door, LED lighting, and dedicated on-site parking for 6-12 vehicles.

Located in the heart of Melbourne's main industrial corridor, this space is ideal for light manufacturing, assembly, service contractors, or storage-based operations. Immediate access to I-95, US-1, and Melbourne Orlando International Airport allows for seamless regional logistics.

Contact us today to schedule a tour of Unit A at 4210 Dow Rd and learn how this flexible, move-in ready space can support your operations.

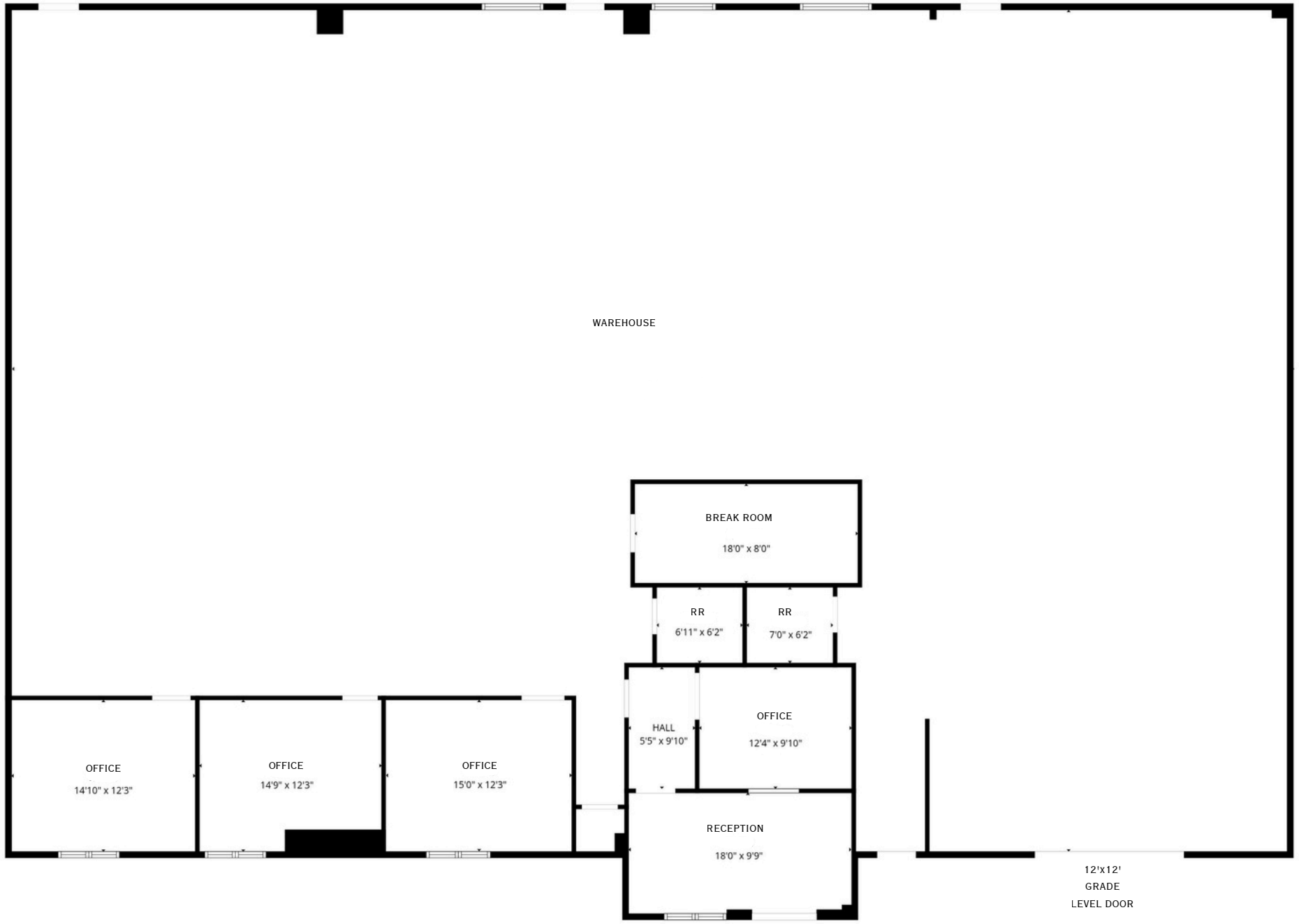
PHOTOS



ADDITIONAL PHOTOS



LBR FLOORPLAN



www.TEAMLBR.com | 4210 Dow Rd | FOR LEASE

LOCATION

LBR

