

FOR LEASE
±26,500 SF

Industrial Warehouse
Space Available



3120 Skyway Circle
Melbourne, Florida



CALL FOR INFO

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FOR LEASE INDUSTRIAL WAREHOUSE SPACE



SUMMARY

The property is located off of Wickham Road, featuring a 26,500 SF stand-alone single tenant leasing opportunity. The building features 24.5'-32' clear heights, multiple ingress and egress points for full truck access, a two-stall truck well, three-phase power upgrade available, and 10 grade level bay doors. The parcel holds over 45 paved parking spaces plus additional excess paved surface area to accommodate for fleet parking, storage of materials, etc.

BUILDING PHOTOS



UNIT SPECIFICATIONS

Total Acreage	+/-2.20	Grade Level Doors	(10) 10'x12'
Building Type	Metal	Truck Well	Two-Stall
Building Square Footage	26,500	Clear Height	24.5'-32'
Tenant Type	Single	Zoning	M1 (Melbourne)
Parking Spots	+/-45 Striped	Asking Rent	\$14.00/sf/yr
Fire Suppression	Wet Sprinkler	Rent Type	NNN (\$3.55/sf/yr est.)

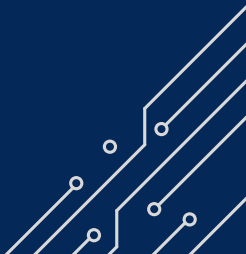
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ADDITIONAL PHOTOS



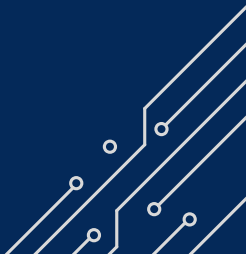
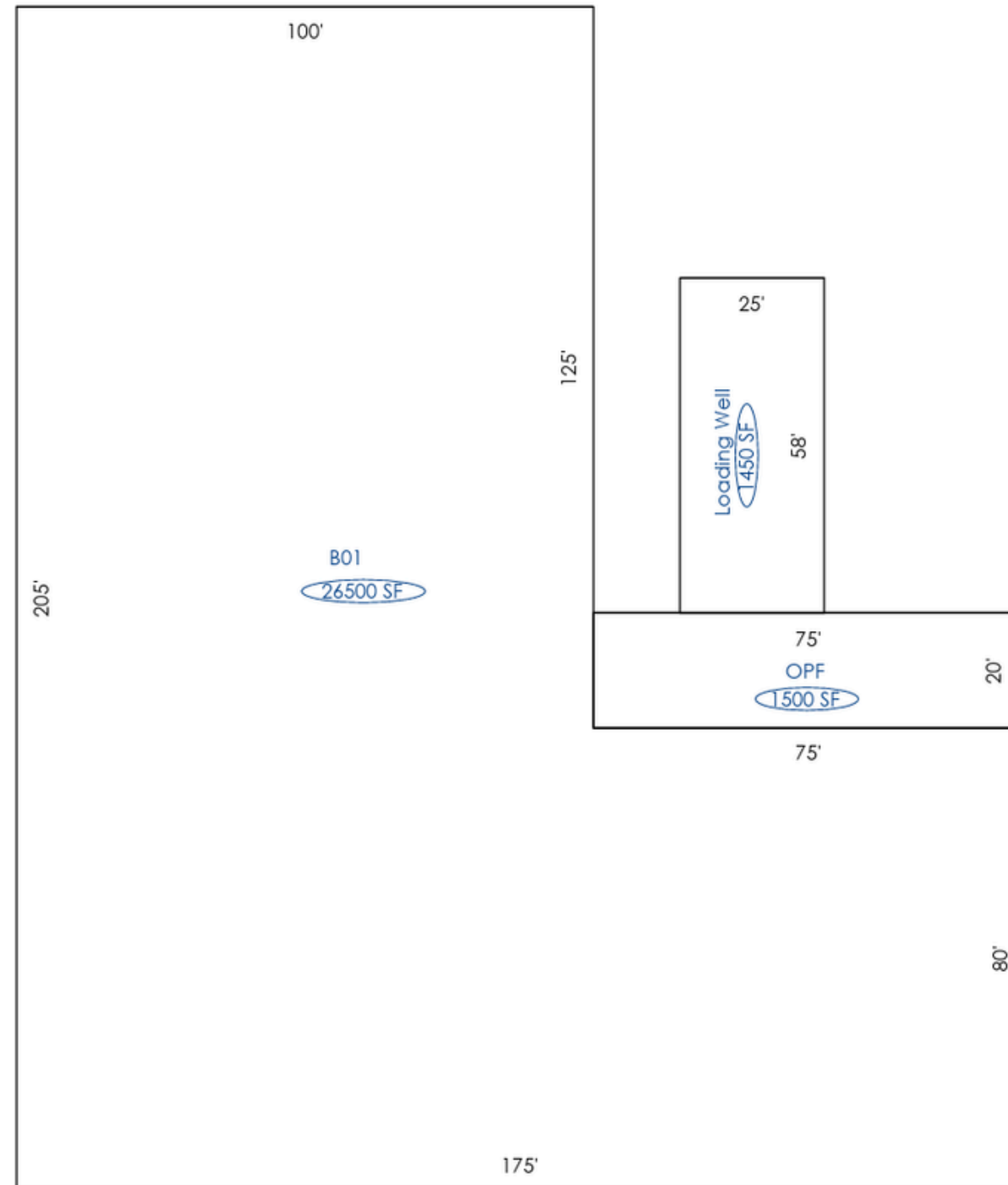
**Interior demising walls to be removed to deliver a contiguous single-tenant layout*



FOR LEASE INDUSTRIAL WAREHOUSE SPACE



BUILDING SKETCH



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MAP



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