

**FOR LEASE**



**FACILITY OVERVIEW:**

**±5,000 SF**  
**Clear Span Warehouse**



**480 DISTRIBUTION DRIVE**  
**MELBOURNE, FLORIDA**

**FOR INFO CONTACT:**



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

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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 ..... \$11.50/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 recent flooring and paint improvements.

Contact our team today to learn more!

## SITE OVERVIEW



# BUILDING PHOTOS

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## KEY DISTANCES

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

## CALL FOR INFO

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## 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 |