

FOR LEASE



**4,135–11,415 Sqft. –
Warehouse & Office
Space Available**



**4210 DOW RD
MELBOURNE, FLORIDA**

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**LIGHTLE
BECKNER
ROBISON**

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

4210 Dow Road
Melbourne, Florida

Unit B: 4,135 Sqft.

HIGHLIGHTS | FOR LEASE

Property Size 29,250 SF

Available (B) 4,135-11,415 SF

Pricing \$13.50/SF/YR

Lease Type NNN (\$3.75)

Clear Height +/-16-18'

Parking 6-12 Spaces

Zoning IU (County)



OVERVIEW

The space offers 4,135 SF of clear span warehouse space and air conditioned office, with an efficient +/-40/60 split between open warehouse and office/ storage. The unit includes a 12' x 12' grade-level roll-up door, LED lighting, and dedicated on-site parking. This space can also be combined with Unit A for a total of 11,415 square feet.

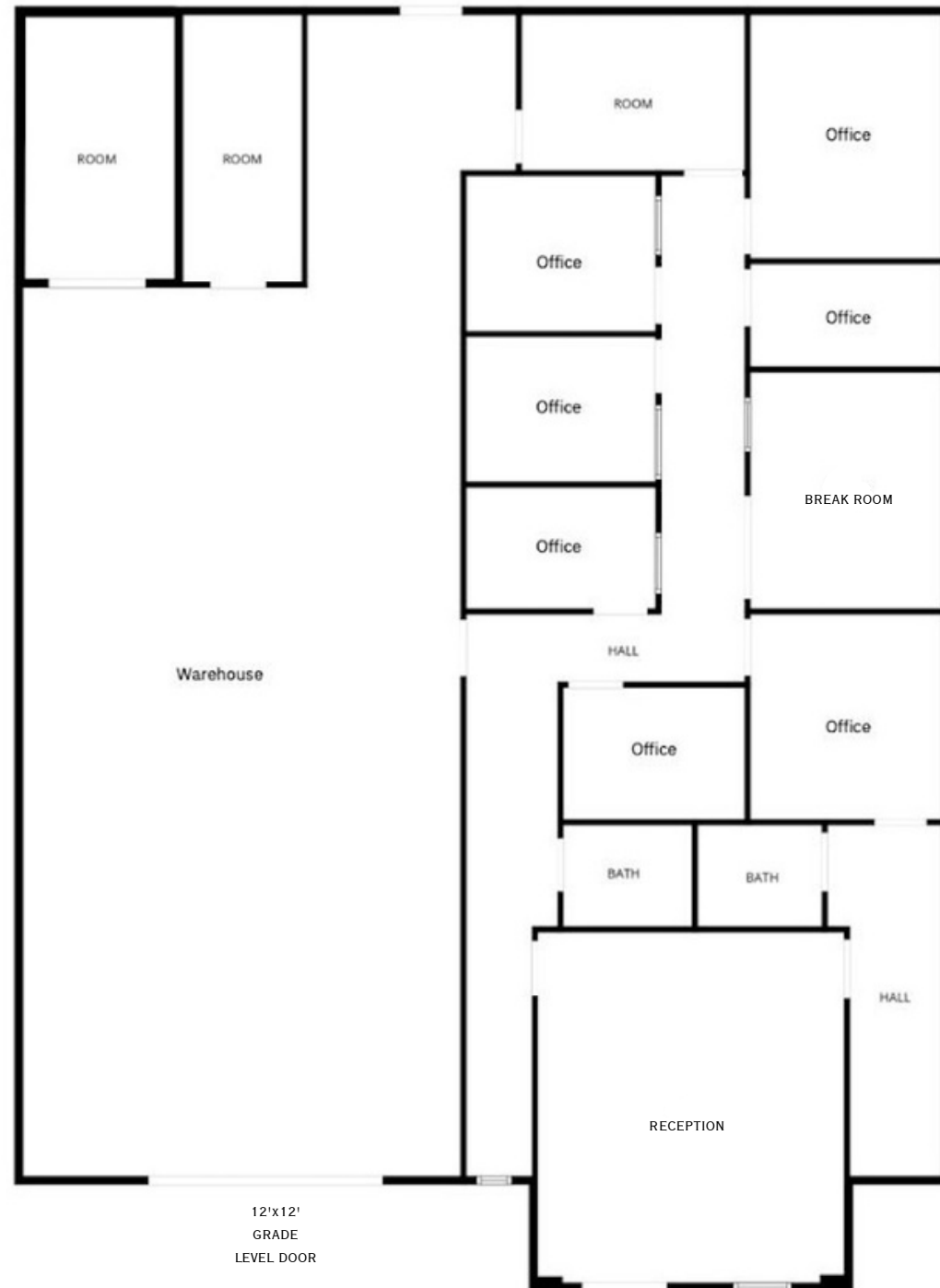
Located in Melbourne's main industrial corridor, this space is ideal for light manufacturing, assembly, service contractors, or storage-based operations. Immediate access to I-95, US-1, and Melbourne Orlando International Airport allows for accessible regional logistics.

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







LOCATION

