

# INDUSTRIAL PROPERTY FOR SALE

## INDUSTRIAL PROPERTY

15,000± sf

2 ± Acres

SALE PRICE:

\$875,000.00

Price  
Reduced by  
\$100,000.00

630 Atlantis Road  
Melbourne, FL 32904

### NASA Commerce Center

A deed restricted industrial business park,  
In close proximity to Melbourne International  
Airport, NASA Blvd., Wickham Rd. and US 192



#### BUILDING:

15,000± SF Total (100'± x 150'±)

#### OFFICE

1,225± SF

4 offices, reception area, conference room, break room, 4 restrooms and telephone/electric closet (this entire office area has HVAC)

1,225± SF mezzanine area (not included in total sf)

#### LOCATION:

Melbourne Airport Industrial Business Park  
3 miles to I-95 • 2 miles to MLB Airport

#### ZONING:

M1 – Light Industrial, City of Melbourne

*Broker makes no warranty or guarantee concerning the completeness, accuracy or reliability of the zoning stated. The burden for determining completeness, accuracy or reliability for or the appropriateness for use rests solely on the buyer/tenant of this property.*

#### WAREHOUSE AREA

13,775± SF manufacturing, warehousing, shipping/receiving area (non-HVAC)

Pre-engineered insulated metal building and metal roof

- 24' clear span, clear ceiling eave height
- 28' center height
- 3 —12'± x 14'± grade level OHD
- 1 —22'± x 12'± grade level motorized OHD
- 3-Phase electric – 120/240 volt
- 400 amp panel and 225 amp panel
- 45 parking spaces
- Built 1994
- 100% wet fire sprinkled
- Fluorescent and HID high-bay lights



LIGHTLE BECKNER ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

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*Information contained herein has been obtained from others and considered to be reliable; However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.*

# 630 Atlantis Road, Melbourne, FL 32904



- 3 —12'± x 14'± grade level OHD
- 1 —22'± x 12'± grade level motorized OHD

**Parcel ID:**

27-37-31-28-00000.0-0012.00



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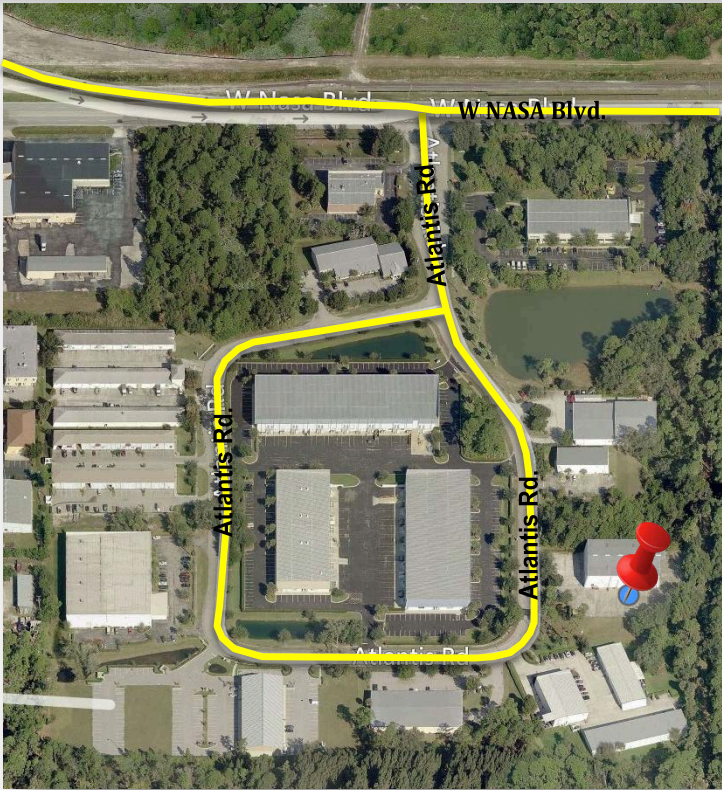
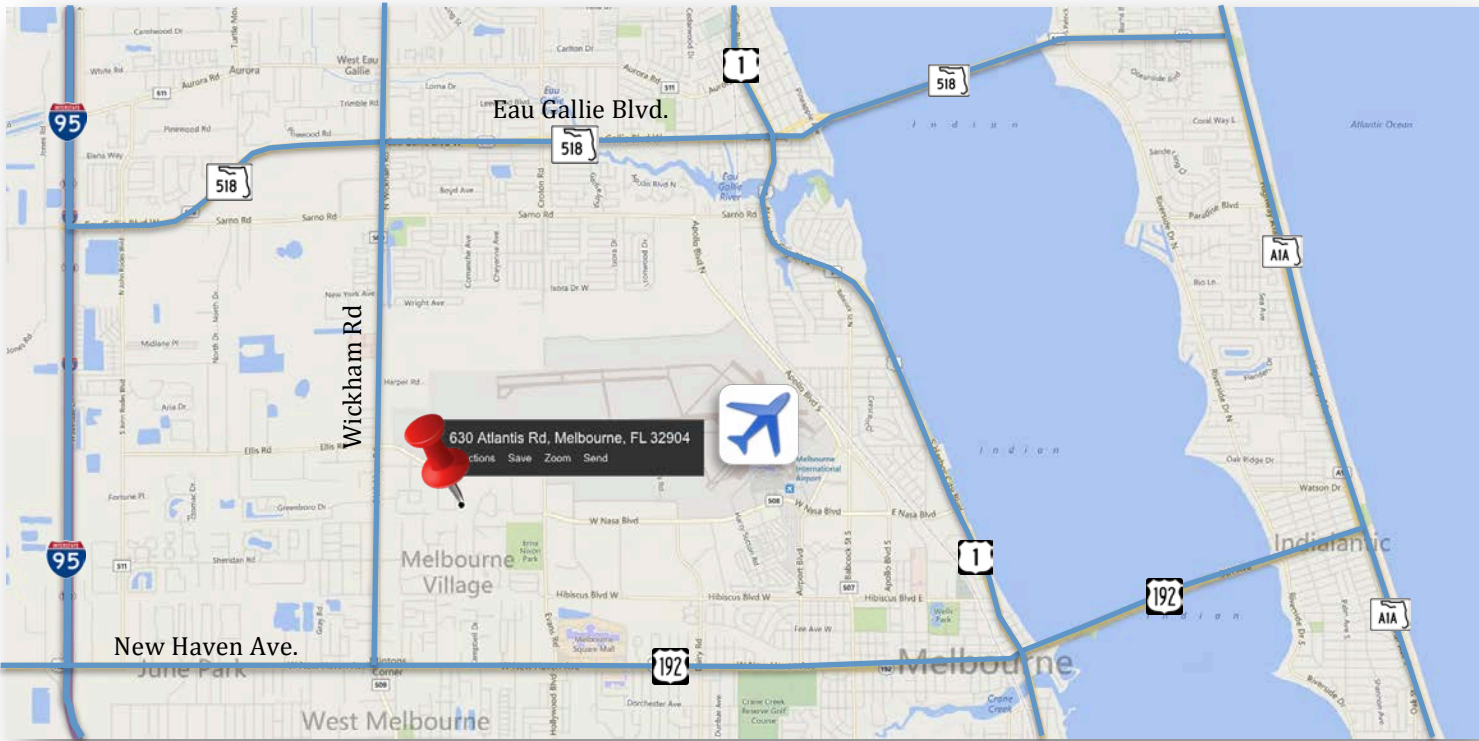
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