±583,440 SF | FOR LEASE

UNDER CONSTRUCTION

MELBOURNE DISTRIBUTION CENTER

4025 OPPORTUNITY DRIVE MELBOURNE, FLORIDA 32904



FOR LEASING INFORMATION

www.TeamLBR.com

PROPERTY FEATURES

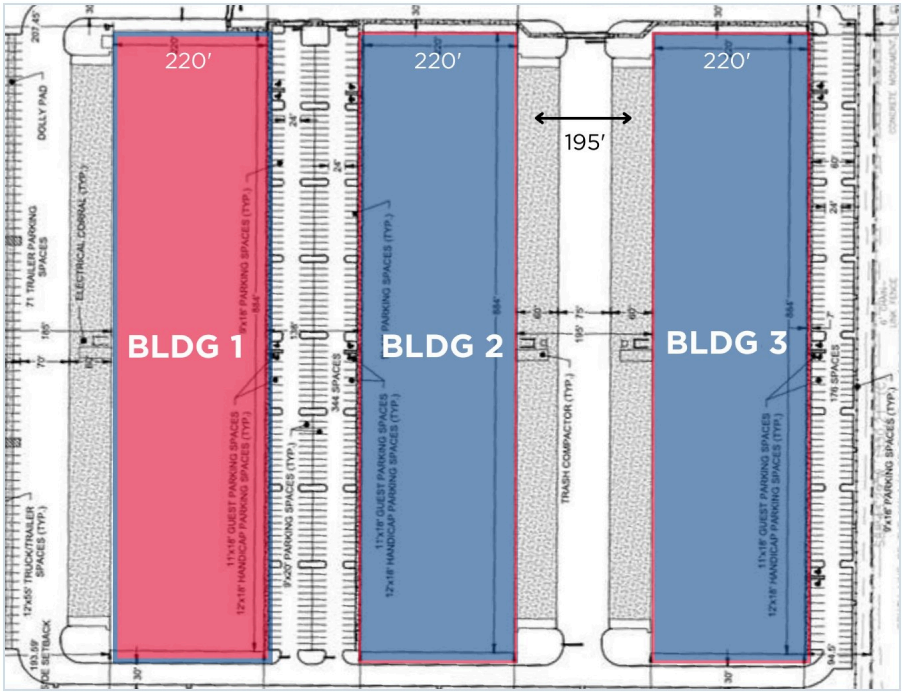
UNDER CONSTRUCTION | 40 ACRE SITE | 3 BUILDINGS

SPECIFICATIONS

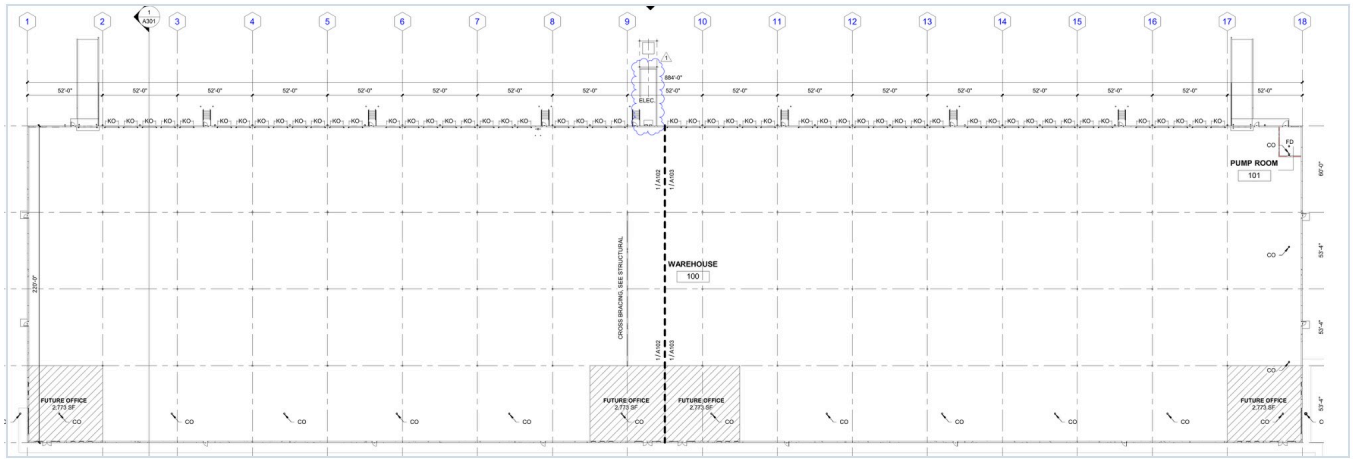
PROJECT SIZE ±583,440 SF (Divisible)	FIRE PROTECTION ESFR
BUILDINGS (3) 194,480 SF each	POWER 3 Phase 480V 2,000a
SPACES FROM 34,320 – 194,480 SF	CAR PARKING 350+
ACREAGE 40 AC	TRAILER PARKING 71+ (Building 1)
DIMENSIONS 220' x 884'	ZONING Industrial
CLEAR HEIGHT 36'	CONSTRUCTION Concrete Tilt Wall
TRUCK COURT 185'	DELIVERY Q1 2027 (Building 1)
COLUMN SPACING 52' x 54' w/ 60' speed bay	ASKING RENT Call for Details

SITE PLAN

UP TO ±583,440 SF



BUILDING 1 | PHASE I



PHASE II

BUILDING 2

194,480 SF

BUILDING 3

194,480 SF

BUILD-TO-SUIT OPTION

For Phase II, buildings 2 and 3 can be redesigned into a single larger building of 300k+ SF for a build-to-suit user.

LOCATION OVERVIEW

OPPORTUNITY DRIVE | MELBOURNE, FL 32904

#1
BUSINESS TAX CLIMATE

630,690
BREVARD COUNTY POPULATION

#1
HIGH-TECH ECONOMY IN FL

STRATEGIC LOCATION

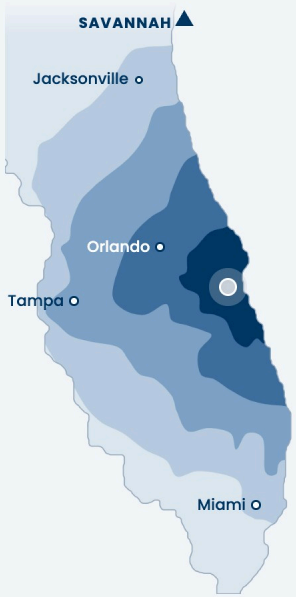
Just 2 miles from I-95 in the heart of Brevard County's aerospace and advanced manufacturing corridor, Melbourne Distribution Center sits alongside L3Harris, Northrop Grumman, Collins Aerospace, and more offering a highly skilled regional labor pool and unmatched connectivity to surrounding submarkets.

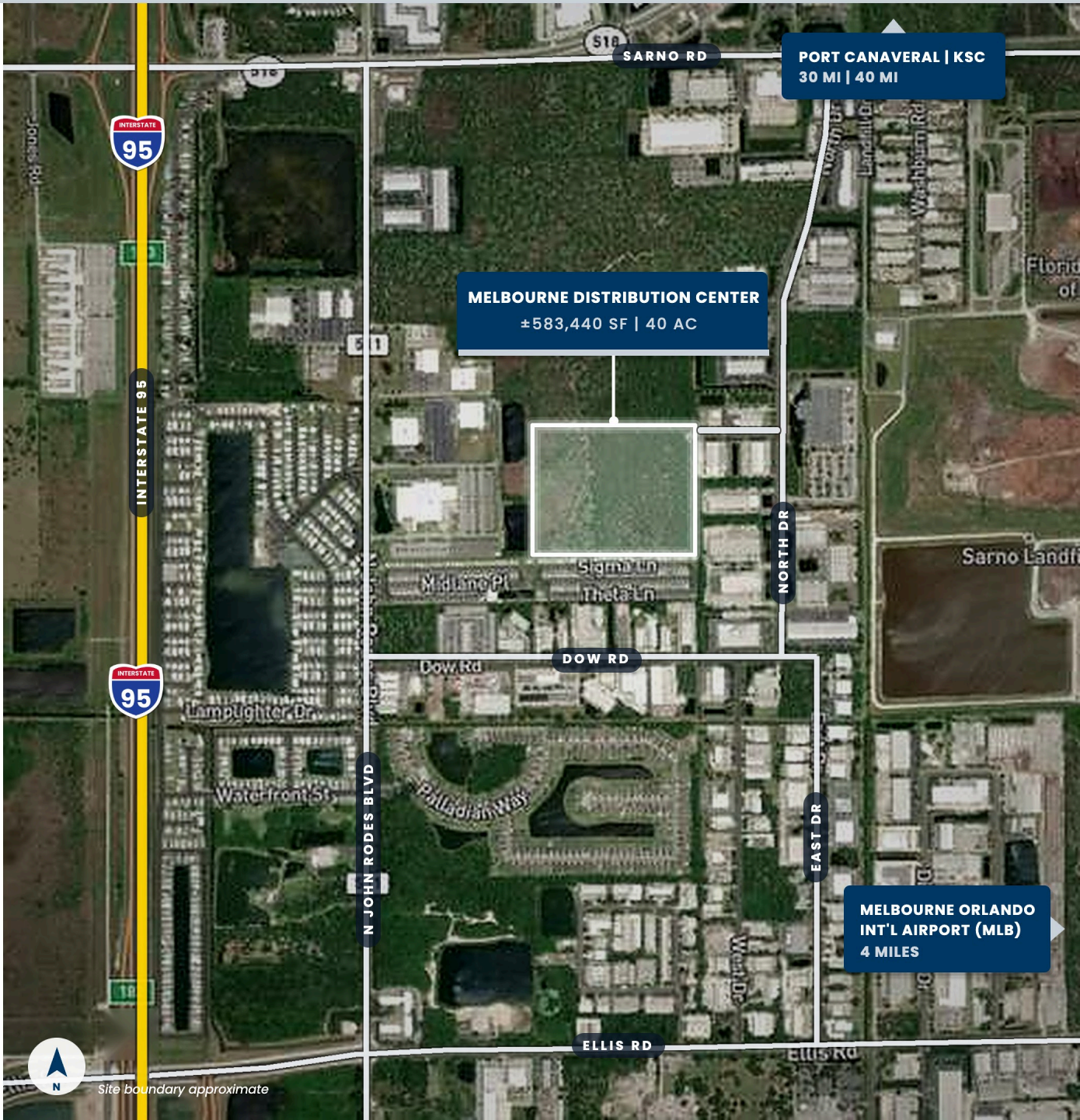
KEY DISTANCES

2 MI	Interstate 95
4 MI	Melbourne Orlando Int'l Airport
20 MI	FEC Railyard
30 MI	Port Canaveral
40 MI	Kennedy Space Center

DRIVE TIME HIGHLIGHTS

MI	HRS	
50	1.0	Orlando, FL
100	1.5	Daytona, FL
150	2.0	Tampa, FL
200	3.0	Miami, FL
300	4.5	Savannah, GA





FOR INFO



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