



PROPERTY DESCRIPTION

Exceptional opportunity to lease space within a professionally maintained industrial campus strategically located in the heart of Melbourne. The property features multiple warehouse and distribution buildings designed to accommodate logistics, warehousing, manufacturing, contractor operations, and regional distribution users.

The campus consists of approximately 49,000+ square feet of warehouse and office space across three industrial buildings with clear-span warehouse areas, substantial storage capacity, and extensive supporting office buildout. Facilities include high-bay warehousing, multiple grade-level and dock-high loading positions, concrete truck courts, fenced outdoor areas, and ample room for shipping, receiving, and fleet operations.

The warehouse components offer insulated steel construction, clear heights of approximately 24 feet, wide column spacing, concrete floors, and multiple overhead doors, providing flexibility for distribution, storage, manufacturing, and assembly operations. Existing racking, mezzanine storage, and efficient warehouse layouts support a variety of industrial users

Suitable for distribution, logistics, manufacturing, service operations, e-commerce fulfillment, contractor headquarters, and warehouse users

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	49,000 SF
Building Size:	49,000 SF

- Dock -High and Grade Level Loading
- Insulated Steel Construction
- Concrete Truck Courts and Loading Areas
- Fenced Portions of the Property
- Strategic Melbourne Location with Convenient Access to Major Transportation Corridors
- Functional Warehouse Space, Modern Office Improvements
- Loading Infrastructure



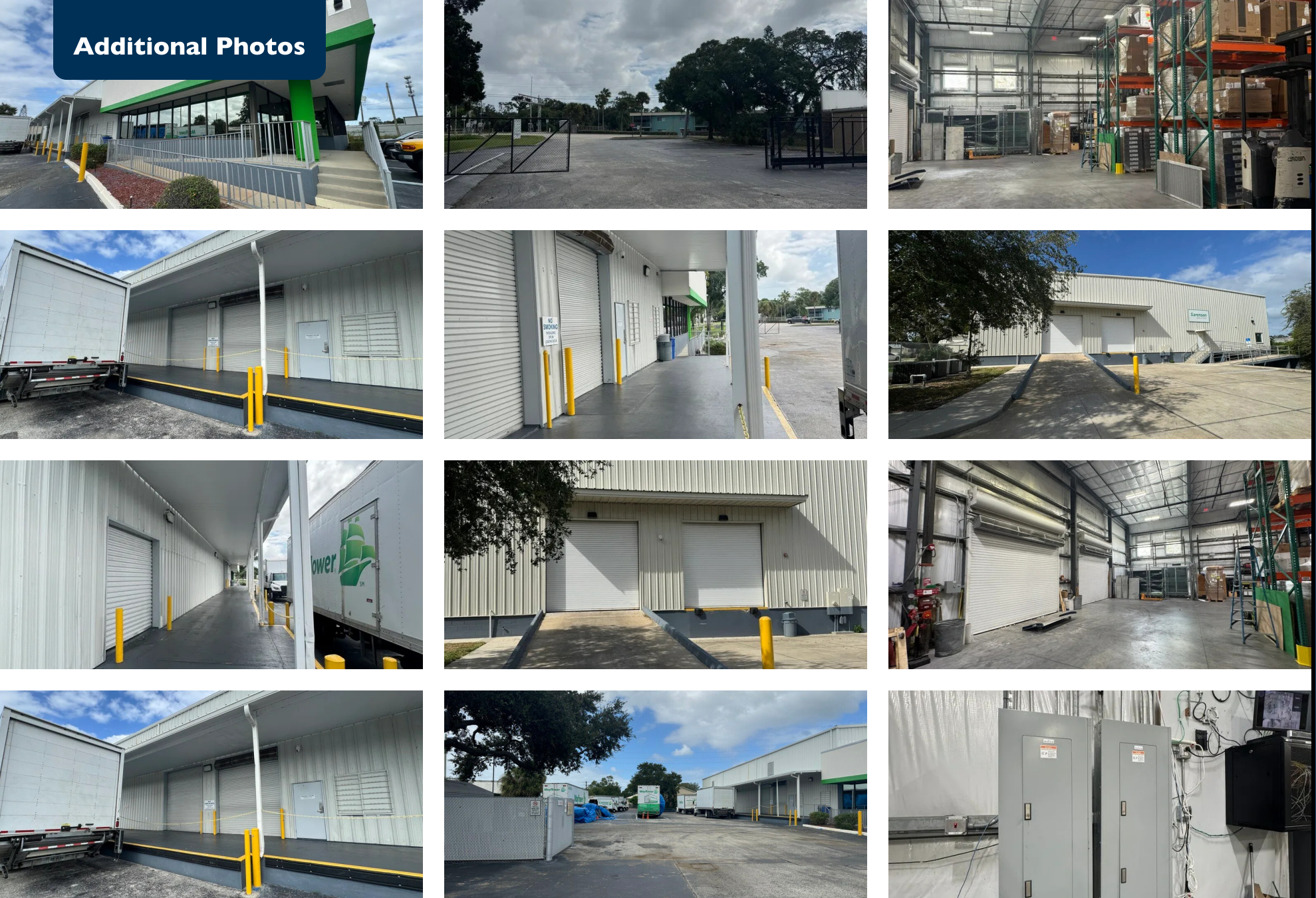
BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
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70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

Additional Photos



**LIGHTLE
BECKNER
ROBISON**

INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

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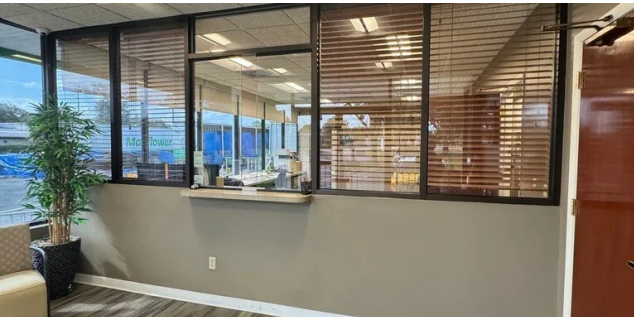
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| 950 Creel 959 Creel 950 Eau Gallie Blvd, Melbourne , FL 32901

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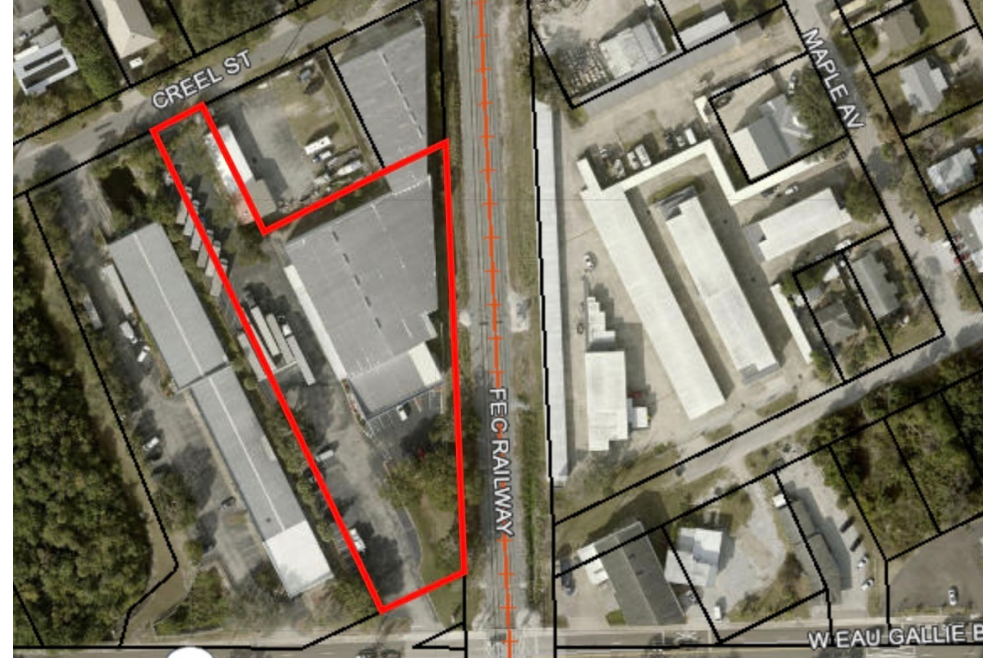
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Landlord and Subtenant may negotiate a direct lease before or upon expiration of the Sublease, subject to mutually agreeable terms.

SUBLEASE to April 30, 2028

950 Eau Gallie Blvd

950 Creel Street

959 Creel Street

Combined 3 Buildings

+/- 49,000 SF -

+/- 2.92 Acres

City of Melbourne MI Zoning

Future Land Use - Heavy Commercial



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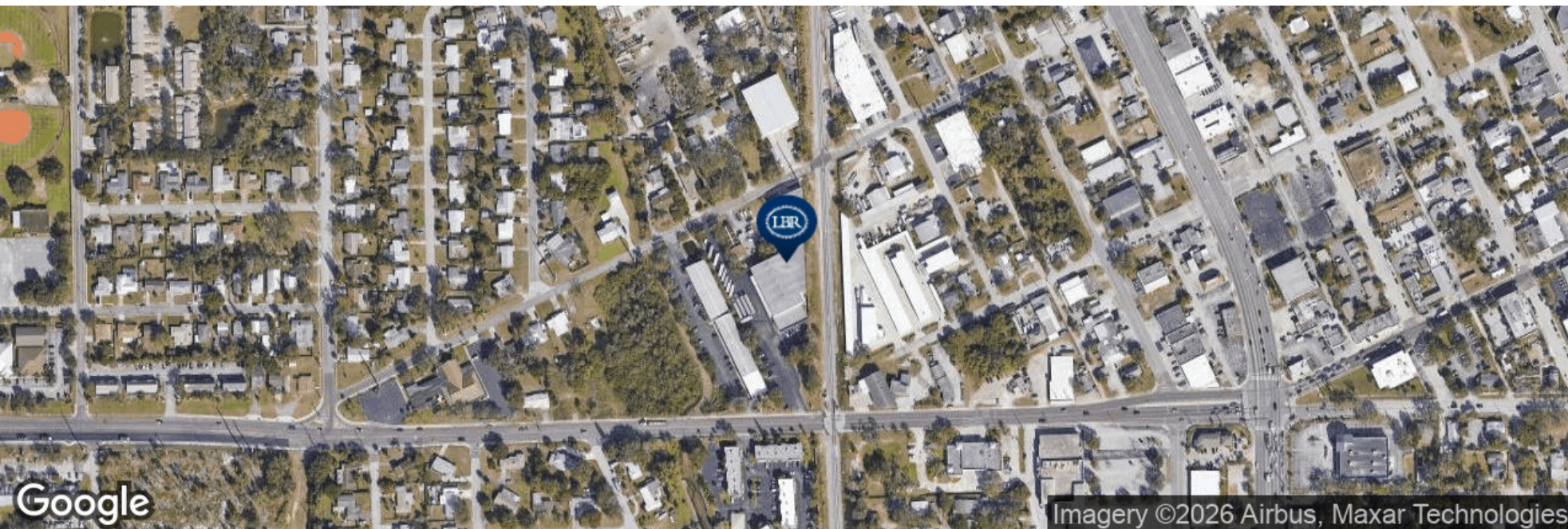
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Location Map



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Imagery ©2026 Airbus, Maxar Technologies



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