FOR LEASE



FACILITY OVERVIEW:

±8,710 SF

Clear Span Warehouse

1300 Lake Washington Rd

Melbourne, Florida

FOR INFO CONTACT:

LBR

LIGHTLE BECKNER ROBISON

INCORPORATED

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LBR

1300 Lake Washington Rd
Melbourne, Florida

+/-8,710 SF
Clear Span
Warehouse

HIGHLIGHTS | FOR LEASE

Space Size ..... +/-8,710 SF

Clear Height ..... +/-30'

Grade Level Doors ..... (1) 10' x 12'

Zoning ..... M1 (Melbourne)

Asking Rate ..... $15.00/SF/YR NNN

INFORMATION CONTAINED HEREIN BELIEVED ACCURATE HOWEVER NOT WARRANTED

OFFERING SUMMARY

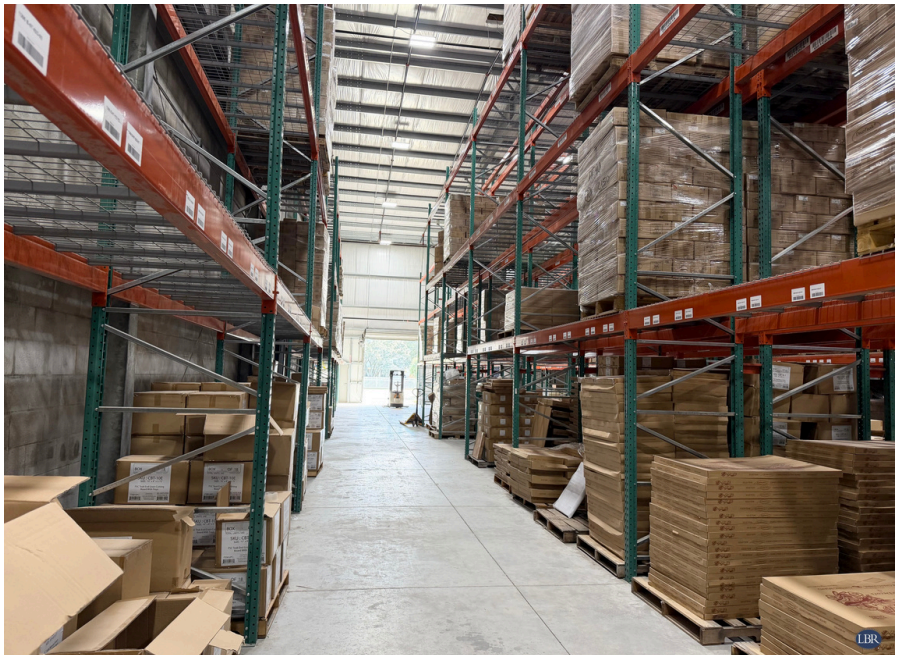
1300 Lake Washington Road provides an opportunity for service providers, contractors, and storage/ logistics users to be located in within close proximity to Melbourne's main thoroughfares. Located less than one-mile from US-1, this 2022 construction building offers clear span warehouse space with one restroom, an electronically controlled grade level bay door, racking included as desired, ample parking, and 30' minimum clear heights.

Contact our team today to learn more!

SITE OVERVIEW



BUILDING PHOTOS









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LOCATION INSIGHT



KEY DISTANCES

- US-1: < 1 MILE
- I-95: 5 MILES
- MLB: 5 MILES
- PORT CANAVERAL: 22 MILES
- KENNEDY SPACE CENTER: 31 MILES
- ORLANDO AIRPORT: 55 MILES



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

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