

FLEX SPACE FOR LEASE

Atlantis Bay Warehouses • 700 Atlantis Rd Melbourne, FL 32904



OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$8.50 SF/yr (Gross)
Lot Size:	2.05 Acres
Year Built:	1997
Building Size:	11,320 SF
Market:	South Brevard
Submarket:	West Melbourne

PROPERTY OVERVIEW

Multiple warehouse units available for lease.

Several units with cooling and heating available.

Other features **may** include double roll up, drive thru 10 x 10 bay doors.

Located in the NASA Commerce Center off NASA Boulevard east of Wickham Rd.

LOCATION OVERVIEW

NASA Commerce Center is a deed restricted industrial business park near Melbourne International Airport

DISTANCES:
3 miles to I-95
2 miles to MLB Airport

MIKE MOSS, SIOR

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Lightle Beckner Robison

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70 W. Hibiscus Blvd.,
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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.

ADDITIONAL PHOTOS

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AVAILABLE SPACES

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Lease Rate: \$8.50 SF/YR (GROSS) **Total Space:** 1,200 SF
Lease Type: Gross **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Bldg. 2 # 202	Flex Space	\$8.50 SF/YR	Gross	1,200 SF	
Bldg. 2 # 206	Flex Space	\$8.50 SF/YR	Gross	1,200 SF	

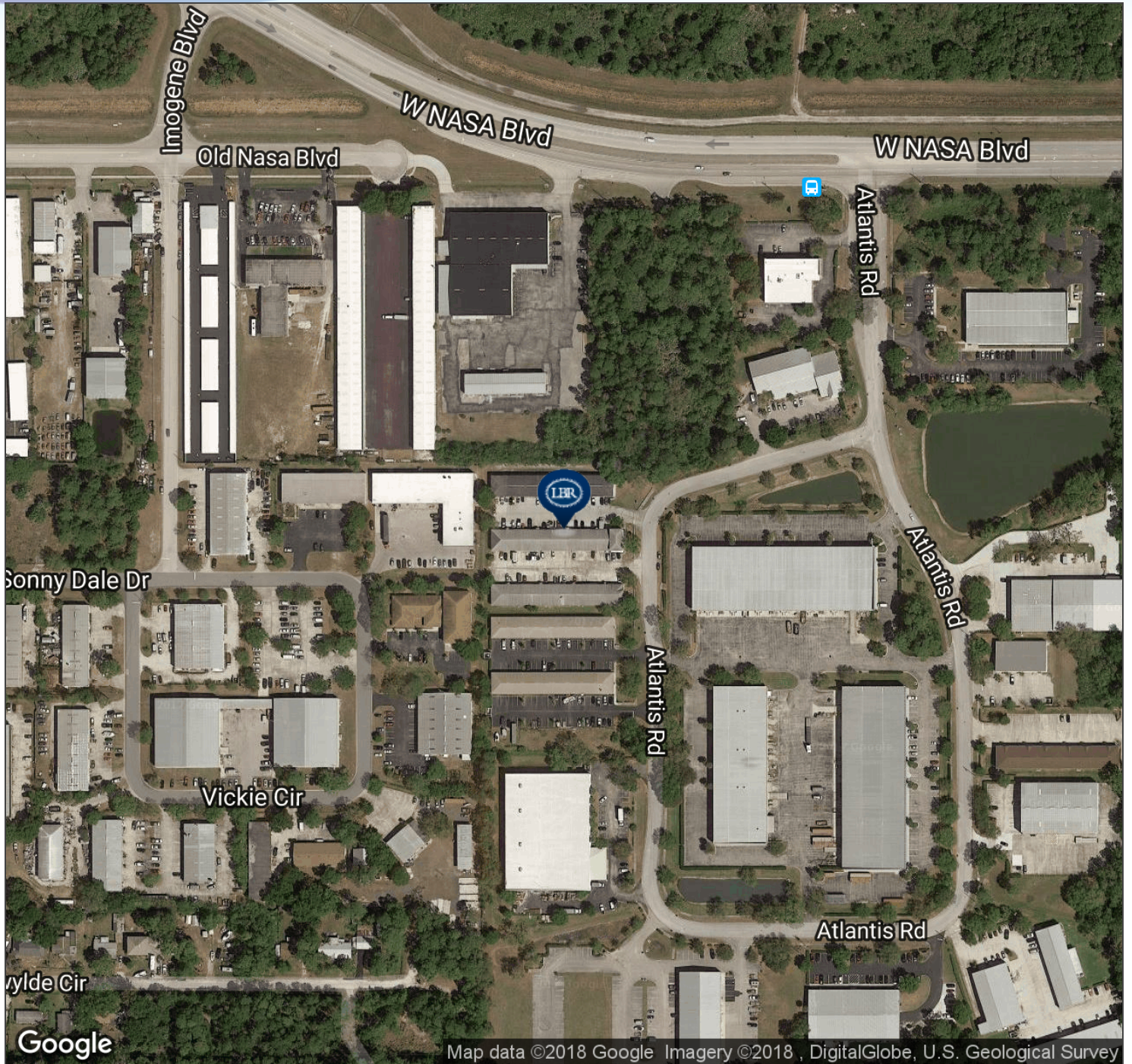
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AERIAL MAP

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LOCATION MAPS

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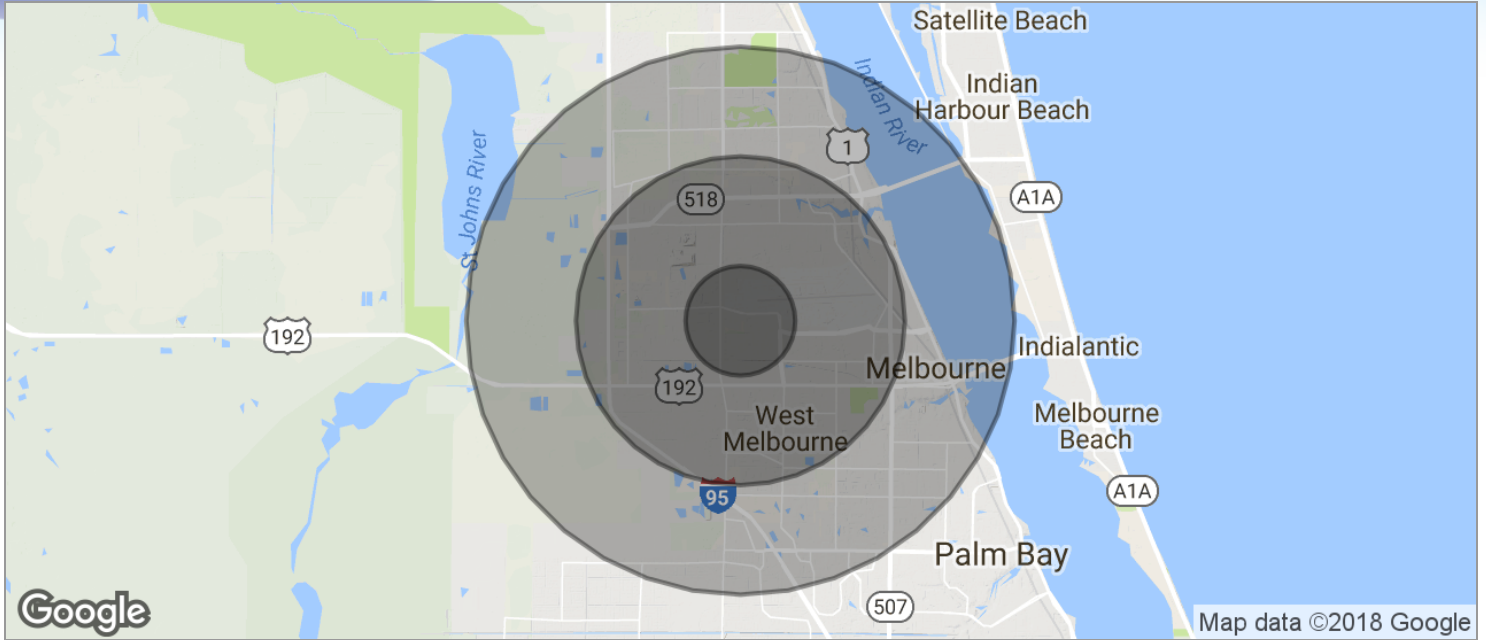
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,026	46,142	115,841
MEDIAN AGE	48.5	45.1	43.7
MEDIAN AGE (MALE)	46.2	42.8	41.2
MEDIAN AGE (FEMALE)	49.7	46.9	45.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,657	19,441	49,108
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$57,159	\$53,365	\$55,751
AVERAGE HOUSE VALUE	\$57,184	\$164,028	\$186,075

* Demographic data derived from 2010 US Census

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