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LAND FOR SALE

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# Digital Light Crossings Build To Suit Sale Or Lease

Digital Light Drive Build to Suit Melbourne, FL 32934

PRICING SUBJECT TO GROUND LEASE OR SALE AND PROJECTED BUILD

presented by:

**MIKE MOSS, SIOR**

Principal | Industrial Team Director

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# EXECUTIVE SUMMARY

Digital Light Crossings • Digital Light Drive Build to Suit Melbourne, FL 32934



## OFFERING SUMMARY

**Sale Price:** Pricing Subject to Ground Lease or Sale and Projected Build

**Lot Size:** 14.24 Acres

**Zoning:** MI

**APN#:** 27-36-23-77-B-32,  
27-36-23-76-B A

**Market:** Melbourne

### **Site Plan and Entitlements Underway- Build to Suit up to 150,000 SF MANUFACTURING, DISTRIBUTION, OFFICE, FLEX RESEARCH & DEVELOPMENT**

Central Melbourne Business and Industrial District With Convenient, Easy Access to Two, Soon To be Three, I-95 Exchanges within 2 miles, ( Ellis Road Interchange is Under Construction)  
Excellent Distribution, Central to I-95 Corridor and Major East/West Routes

#### **Reach Major Florida Ports and Back in One Allotted Drive Time Day**

Excellent E-commerce Last Mile Distribution

**Strategic Central Florida Location** Close to Northrup Grumman, Embraer, Harris, Collins Aerospace and other Fortune 500 Companies, in the Center of the Space Coast's Aerospace, Engineering, Manufacturing Hub

#### **5.2 Miles to Orlando- Melbourne International Airport**

TILT WALL CONSTRUCTION

UP TO 35' CLEAR HEIGHT

DOCK HIGH & DRIVE-IN LOADING

3 PHASE ELECTRIC AVAILABLE

ESFR SPRINKLER or DRY SUPPRESSION SYSTEM FOR ELECTRONICS MANUFACTURING

EXCELLENT PARKING RATIOS

### **MIKE MOSS, SIOR**

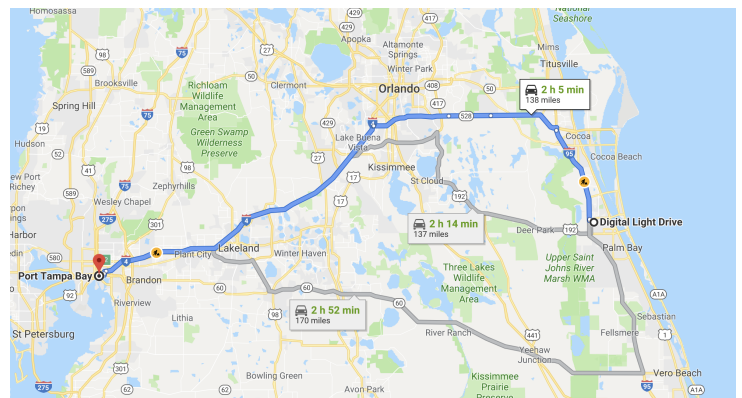
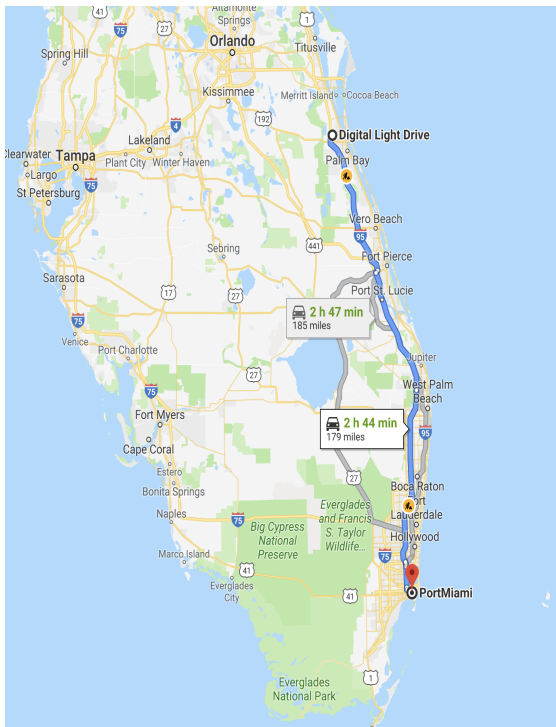
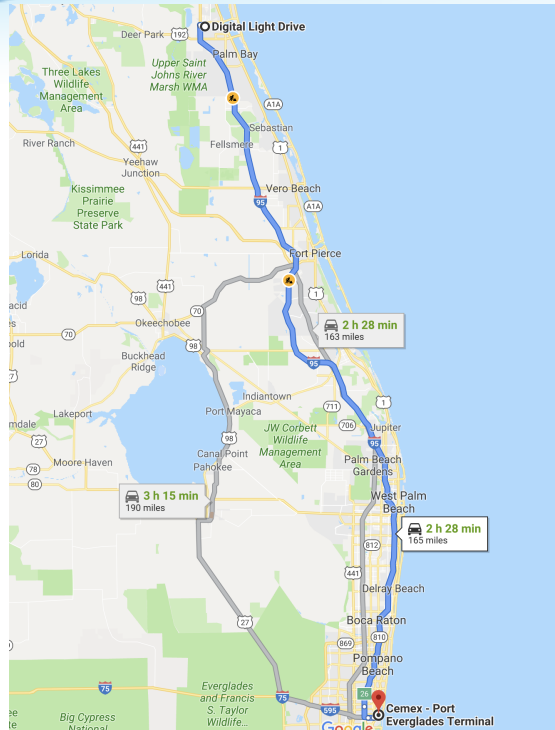
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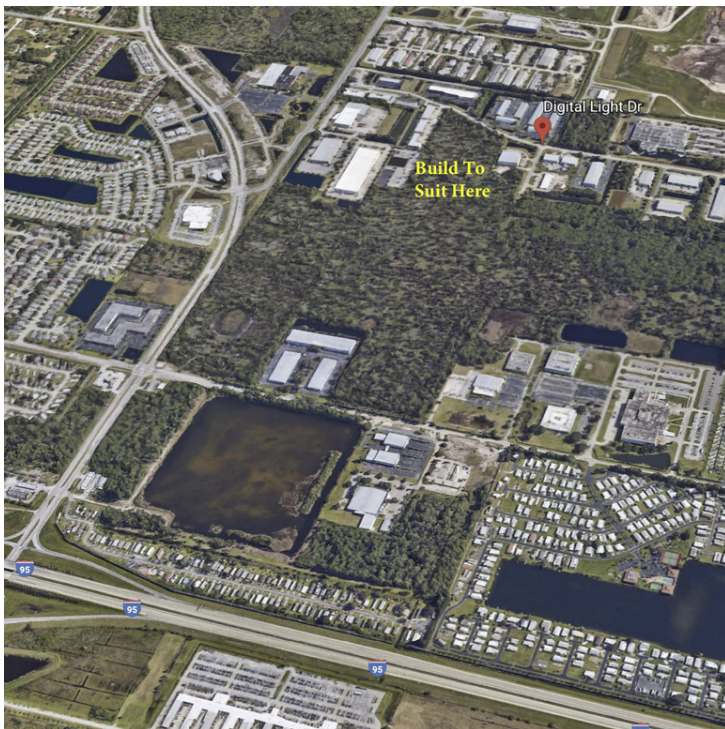
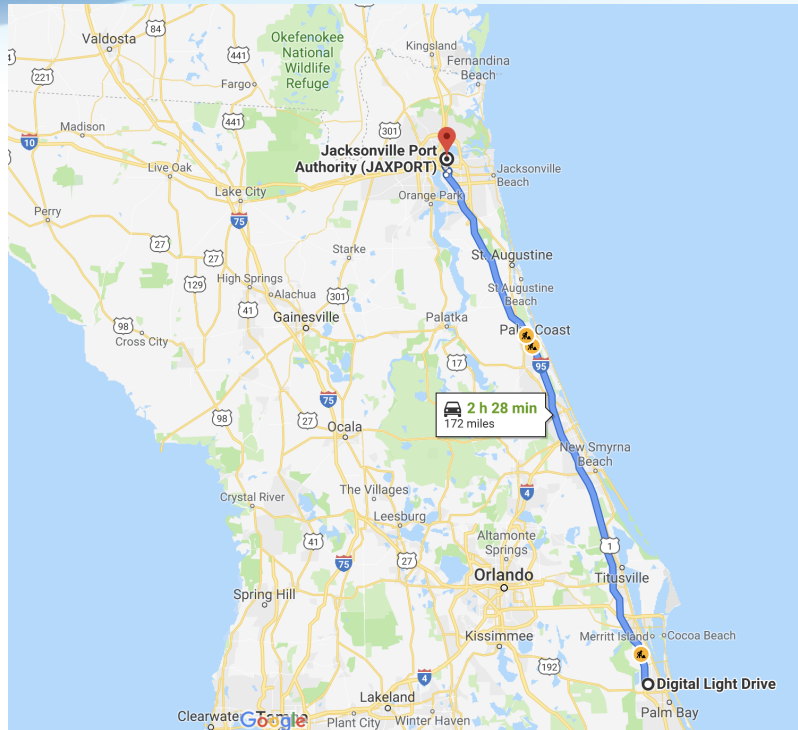
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# ADDITIONAL PHOTOS

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ALABAMA

GEORGIA

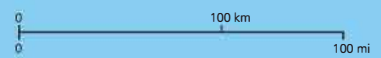
ATLANTIC OCEAN

Gulf of Mexico

FLORIDA

TALLAHASSEE

Digital Light Crossings



# AERIAL MAPS

Digital Light Crossings • Digital Light Drive Build to Suit Melbourne, FL 32934



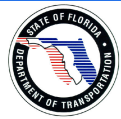
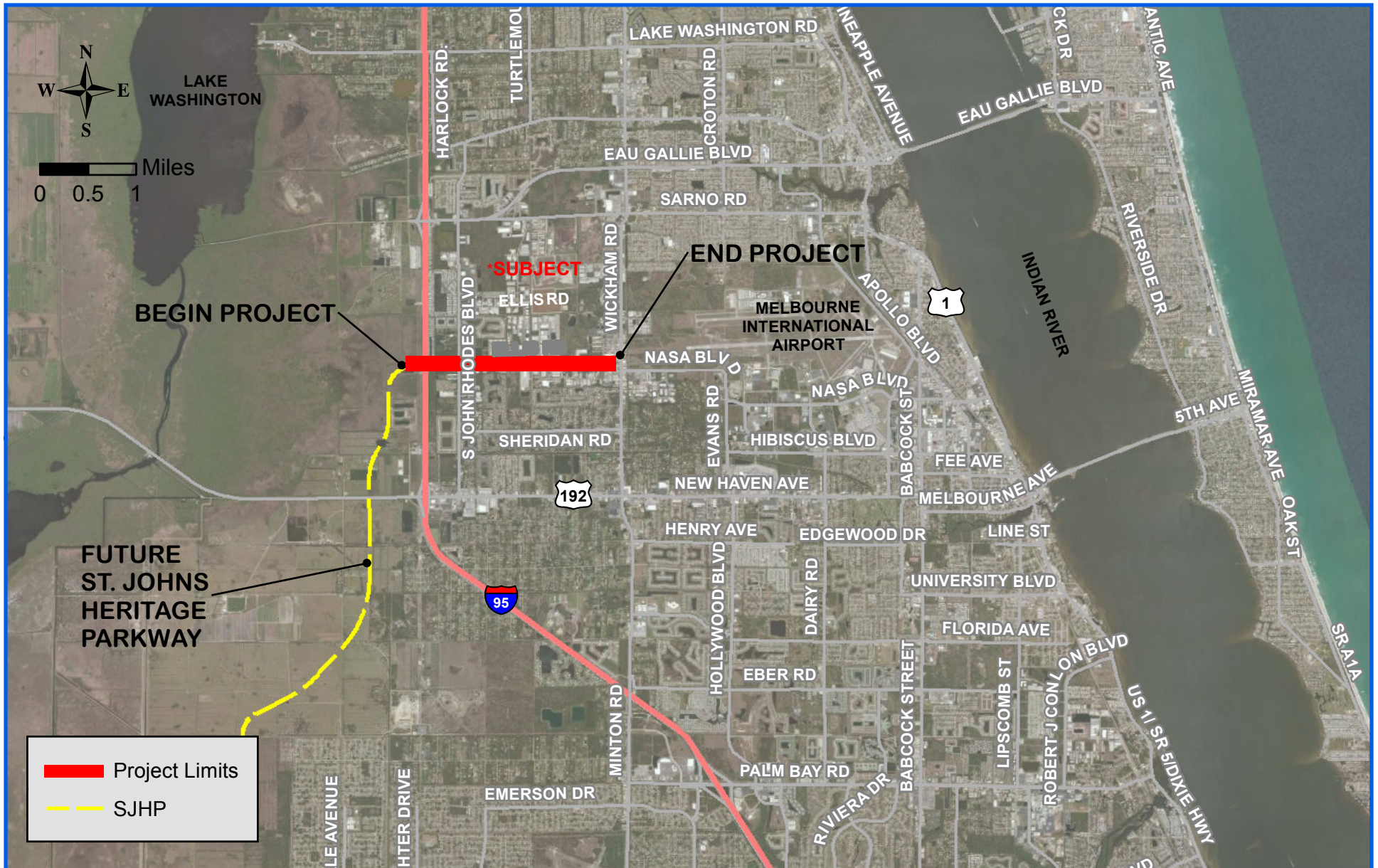
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**I-95 AT ELLIS ROAD  
PROJECT DEVELOPMENT AND ENVIRONMENTAL STUDY**

**PROJECT LOCATION MAP**

**FIGURE  
NO.**

**1**