



# SPACE FOR LEASE | Industrial & Flex

700 S John Rodes Blvd Melbourne, FL



## HIGHLIGHTS

- **Warehouse & Flex Units Available**
- **Multiple Unit Sizes**
- **Location | 0.40 Miles From I-95**

## FOR INFO

**Mike Moss, SIOR**  
Principal  
321-543-2498  
[mike@teamlbr.com](mailto:mike@teamlbr.com)

**Michael Moss II**  
Associate  
321.266.1150  
[mmoss@teamlbr.com](mailto:mmoss@teamlbr.com)

**Luke Brown**  
Associate  
603.244.8052  
[luke@teamlbr.com](mailto:luke@teamlbr.com)



## SUMMARY

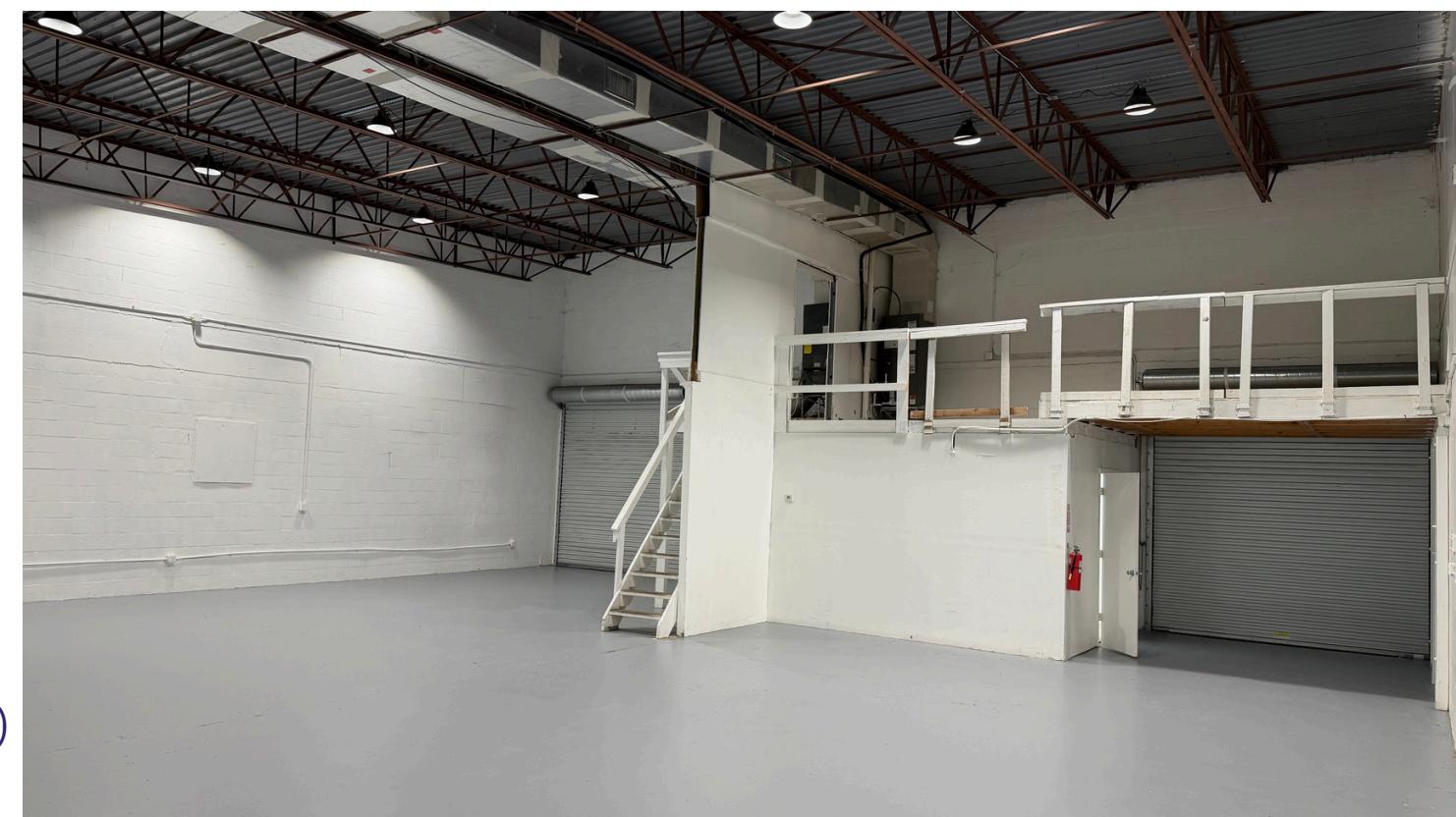
The Industrial Team at Lightle Beckner Robison, Inc is excited to present space for lease at John Rodes Commerce Park. These industrial warehouse and flex space units offers a mix of clear span warehouse and office space with individual restrooms in each unit. Three of the four available spaces offer fully HVAC warehouse and offices. Typical landlord improvements upon vacancy at John Rodes Commerce Park include new LED lighting, epoxy floors, and freshly painted walls. The park is located just minutes from two Interstate 95 interchanges and is close to Melbourne's industrial corridor off of Ellis Road. This is a great opportunity to house your small business amongst other great tenants in the park.

Contact our team today to learn more about this opportunity!

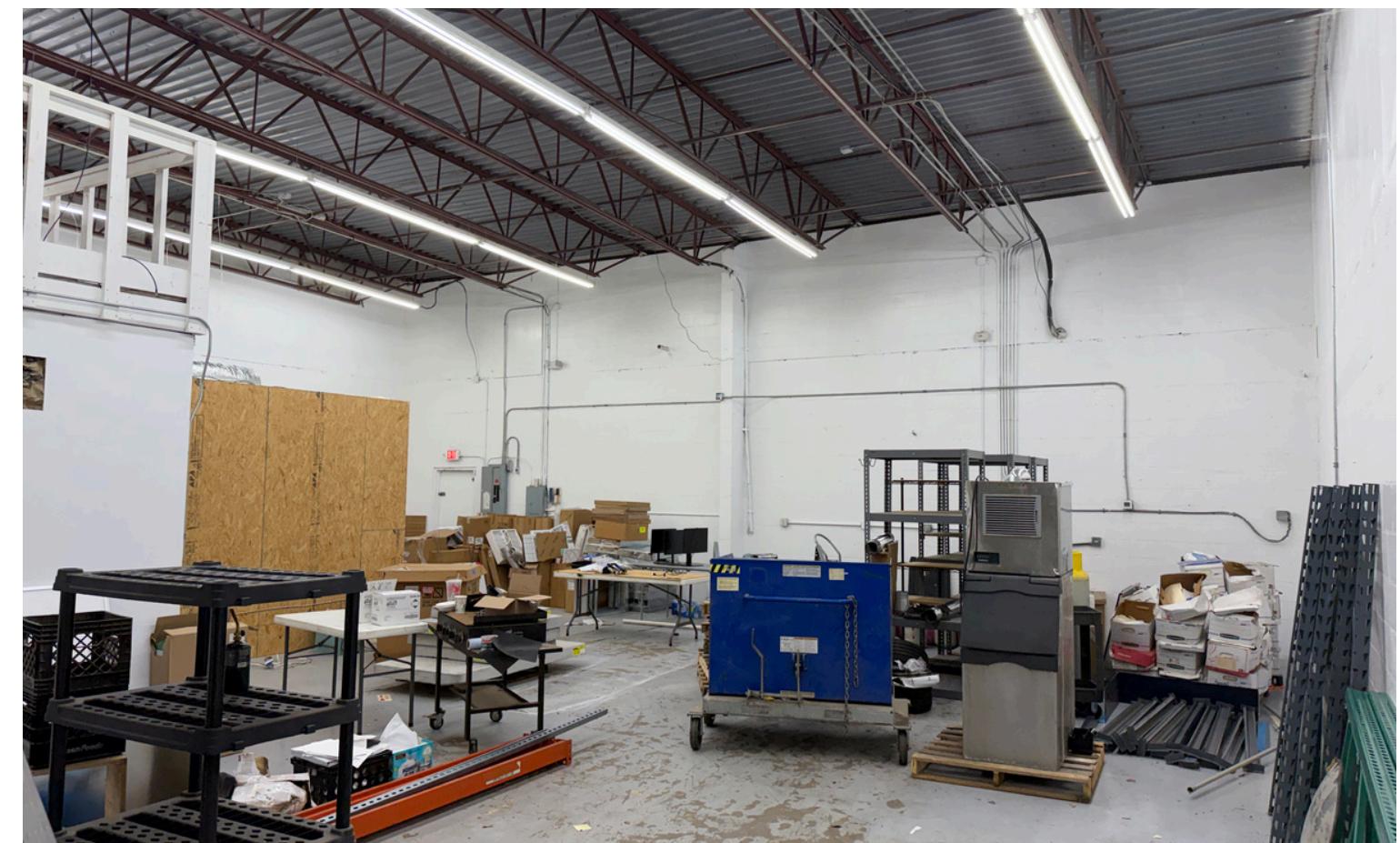
## AVAILABLE UNITS

Building Unit	Square Footage (Approx.)	Lease Rate
A5	1,350	\$13.50/SF/YR NNN (\$3.50)
B9&10- (Available Q1 2026)	2,688	\$13.50/SF/YR NNN (\$3.50)
B5&6- (Available Q1 2026)	2,688	\$13.50/SF/YR NNN (\$3.50)
A1&2	5,000	\$4,900.00/ Mo. MG (No NNN)

## PROPERTY PHOTOS



## ADDITIONAL IMAGES



## LOCATION OVERVIEW

