

# Small Bay Warehouse In Heart Of Melbourne

6941 & 6943 Old Nasa Boulevard, Melbourne, FL 32904

**Centrally Located / Multiple Unit Sizes Available / Renovations Underway**



## OFFERING SUMMARY

<b>Available SF:</b>	800 - 2,000 SF
<b>Lease Rate 12 Months:</b>	\$16.50 SF/yr (Full Service)
<b>Lease Rate 24 Months:</b>	\$16.00 SF/yr (Full Service)
<b>Acreage:</b>	2.49 Acres
<b>Facility SF:</b>	43,200 SF
<b>Zoning:</b>	City of Melbourne Light Industrial (M-1)

## PROPERTY OVERVIEW

800 SF Units are est. 20' Wide x 40' Deep  
1,000 SF Units are est. 20' Wide x 50' Deep  
2,000 SF Unit is est. 40' Wide x 50' Deep.  
Concrete Flooring and est. 13' 6" – 15' Clear Height in Eastern Building  
Est. 15' 6" - 17' Clear Height in Western Building  
Overhead Doors Range 10' Wide x 12' Tall +/- or 10' Wide x 14' Tall +/-  
Common Asphalt Paved/Lighted Parking  
No CAM. Rent Includes Electric  
Minimum 1-Year Lease

## LOCATION OVERVIEW

Strategically positioned just off of Nasa Boulevard which is the primary area connector between Interstate 95, Wickham Road and US1. Directly across the street from the Melbourne International Airport which is home to Northrop Grumman, L3Harris and Satcom Direct to name a few. Lots of schools, restaurants, and childcare nearby. Call today for details!

### Zach Ullian, SIOR

Broker Associate  
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zach@ullianrealty.com

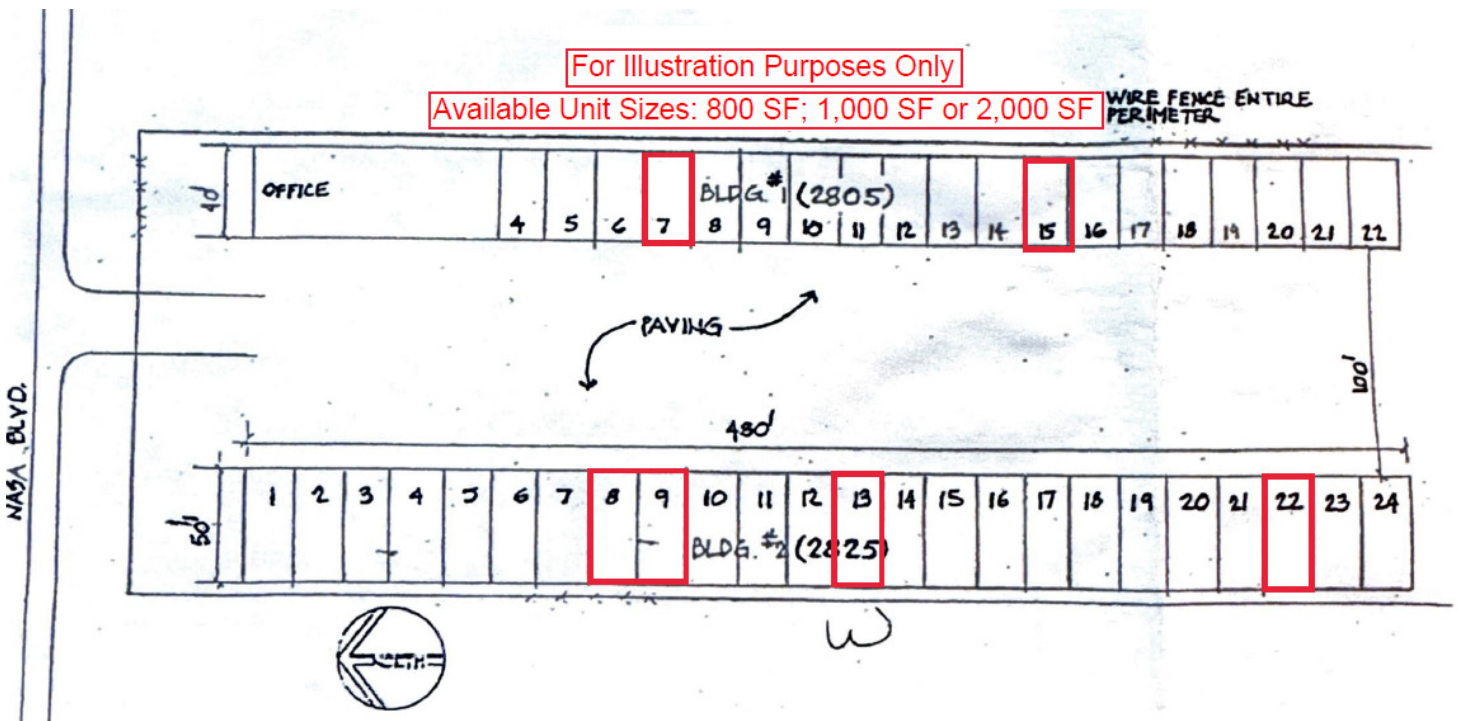
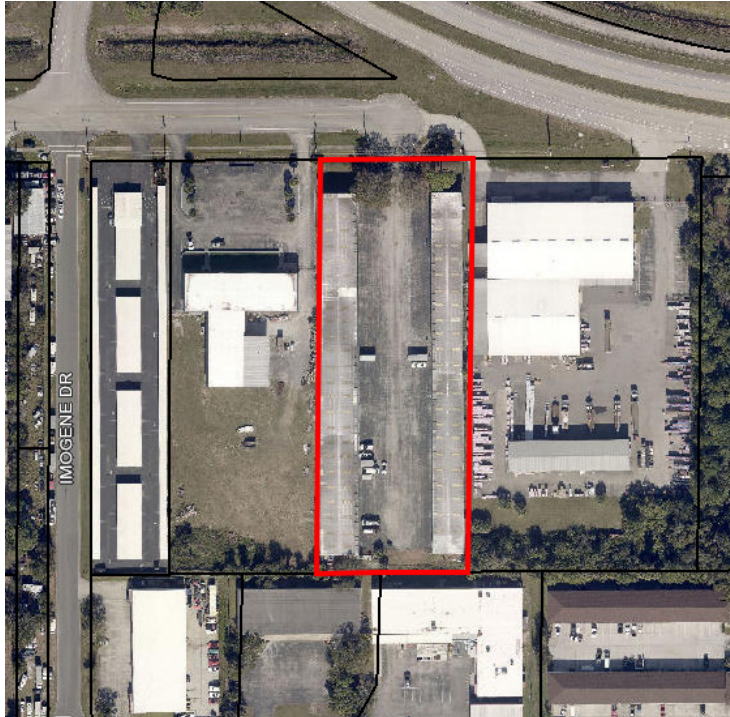


**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

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Aerial & Site Plan



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## Interior Photos



**Zach Ullian, SIOR**

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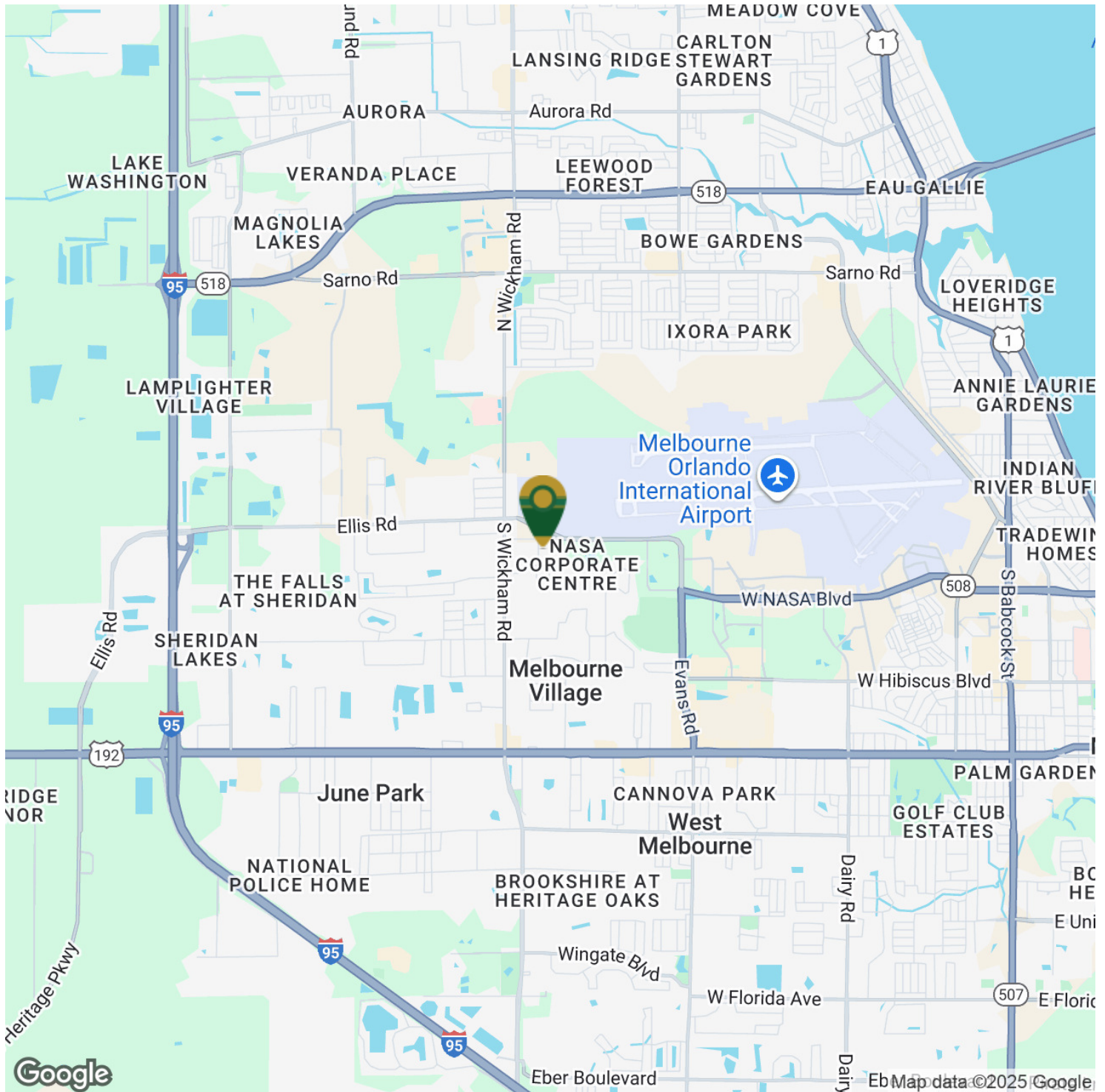
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## Location Map



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