



SPACE FOR LEASE | 24,000-48,000 SF. | 4.97 AC
3161 Skyway Circle, Melbourne, FL



HIGHLIGHTS

- Warehouse Space With Outdoor Storage | \$13.75/SF/YR NNN
- 48,000 SF Warehouse | Accommodating 24,000-48,000 SF
- +/- 1.7 AC Fenced, Paved Outdoor Storage
- Located Within 3.5 Miles From I-95's Exits 182 & 183

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SUMMARY

The Industrial team at Lightle Beckner Robison, Inc. is excited to announce the lease of 3161 Skyway Circle in Melbourne, Florida. The property is situated on 4.97 acres and includes a 48,000 sf. warehouse with +/- 1.7 acres of paved, fenced outdoor storage area. Additionally, there is excess paved area, which could be used for employee/ customer parking or more storage if needed. Previously used as a Boat & RV Storage business, the warehouse includes 24 total 14' tall bay doors (12 drive-ins on each North and South side). With similar distance to I-95's Exits 182 & 183, this location allows for a tenant to easily utilize multiple access points to the highway. Contact us today to learn more about the abundance of opportunities at 3161 Skyway Circle.

PROPERTY OVERVIEW

TOTAL SITE 4.97 AC

OPEN STORAGE..... +/- 1.7 AC

WAREHOUSE... 24,000-48,000

ZONING M1

CLEAR HEIGHT 14'-20'

COUNTY..... Brevard

CONSTRUCTION..... Metal

BAY DOORS.... 24 (12 Each Side)

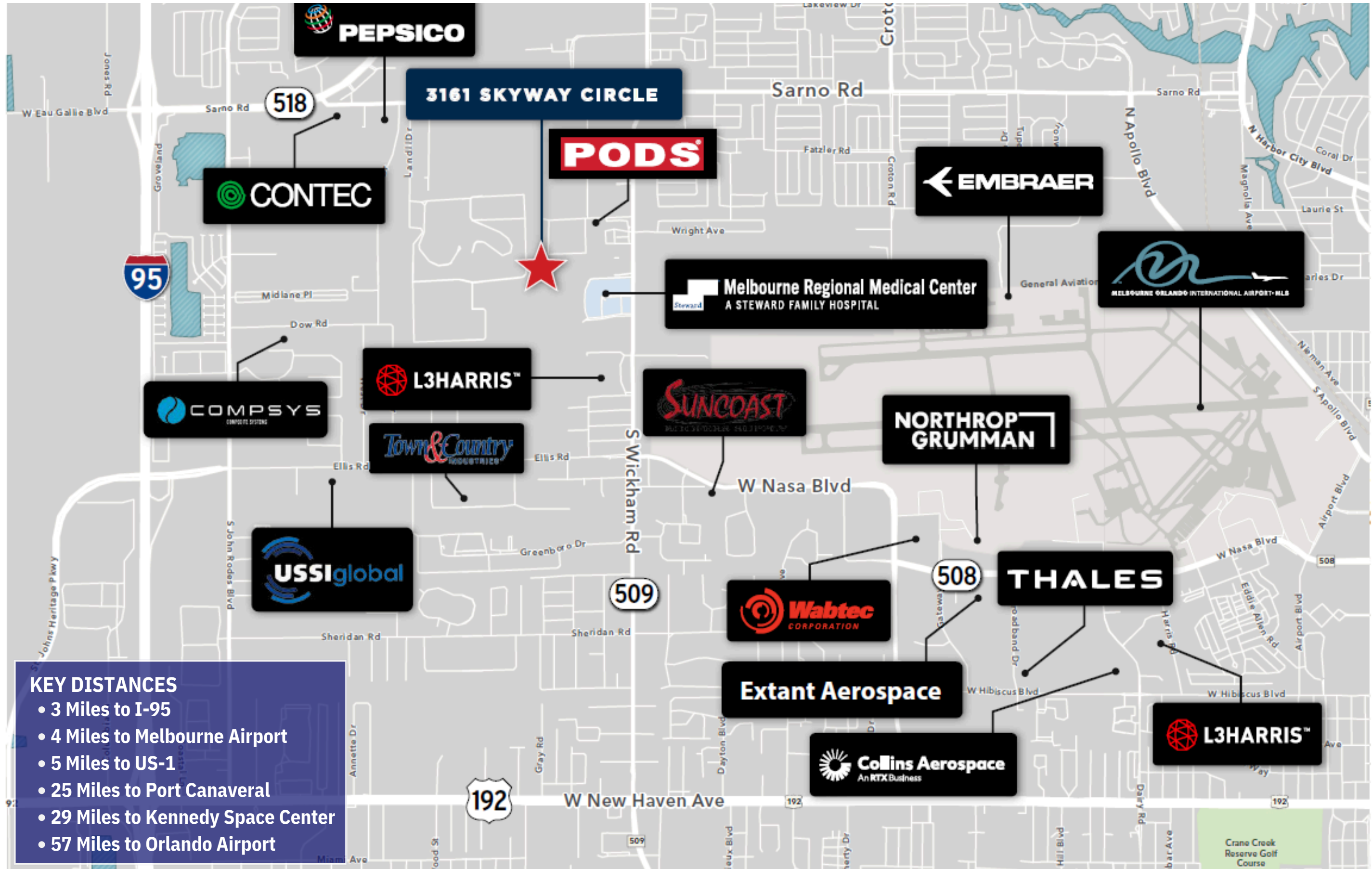
PRICE..... \$13.75/SF/YR

LEASE TYPE NNN

PROPERTY PHOTOS



LOCATION OVERVIEW



BREVARD | ECONOMY

Florida's Space Coast is a world-renowned aerospace, aviation, and manufacturing hub. The city is home to major aerospace and aviation companies, such as Northrop Grumman, L3Harris Corporation, Collins Aerospace, Embrear, Dassault Falcon, Thales, Satcom Direct, and more who are all contributing to the the region's reputation as a key player in the manufacturing, defense, aviation and aerospace sectors.

Located in the southern region of the County lies Melbourne International Airport (MLB) which serves as a crucial asset for transportation. With over 20,000 people working on the airport grounds everyday it is said to be America's fastest growing aviation and aircraft manufacturing center, contributing almost \$3 billion to the economy annually.

The Space Coast is also one of the nation's 10 most undervalued housing markets, according to a recent report by the National Association of Realtors, and was ranked #4 on U.S. News & World Report's recent ranking of the top places to retire in the U.S. It has also been voted the #10 best place to live in the United States and over the last five years has brought in over 10,000 high tech jobs and a skilled labor workforce.

Switching to the epicenter of the County, directly on the main shipping lines along Florida's east coast lies Port Canaveral. The port is projected to have an economic impact of roughly \$6 billion during 2023, primarily within the Space Coast and in the Orlando area. That's up more than 50% in the past five years. Nearly 4 million tons of dry and liquid bulk cargo are handled annually at the port. Outside of cargo handling, the cruise industry is a driving force here, and cruise operations are driving a steadily increasing share of the port's total revenue now that the sector has recovered from initial pandemic-induced strains.

Port Canaveral is also ranked as the world's 2nd busiest cruise port in multi-day embarkations, just behind Miami. Royal Caribbean Wonder of the Seas, one of the largest cruise ships in the world, has had its home port at Port Canaveral since November 2022, and as of Summer 2024 the port will also be home to the company's brand new Utopia of the Seas.

It is safe to say that our economy and our market are seeing a major change as we continue to grow and scratch the surface of the aerospace and aviation industries. With strong employment, a healthy economy, and a great place to live it is hard to argue about wanting to own real estate on the Space Coast.



UNEMPLOYMENT RATE
3%

TOTAL POPULATION
630.69K

MEDIAN INCOME
\$79K

TOTAL EMPLOYMENT
295.55K

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