

R&D, FLEX, WAREHOUSE SPACES FOR LEASE

John Rodes Warehouse and Office/ Flex for Lease • 700 S John Rodes Blvd Melbourne, FL 32904



OFFERING SUMMARY

Available SF:	+/- 5,136
Lease Rate:	\$2,500 mo. Unit A 1-2
Lot Size:	2.53 Acres
Year Built:	1986
Building Size:	11,658 SF
Zoning:	IU
Market:	South Brevard
Submarket:	Melbourne

CONVENIENT CENTRAL LOCATION FLEX & WAREHOUSE SPACES

UNIT A 1-2 5,136 +/- SF FIRST FLOOR FLEX SPACE, 2ND FLOOR OFFICE
\$2,500 per month plus tax and utilities

LOCATION OVERVIEW

.1 mile south of Ellis Rd.
1.2 miles to US 192
1.6 miles to I-95 via US 192
1.6 miles to Eau Gallie Blvd.
2 miles to I-95 via Eau Gallie Blvd.

The Florida Department of Transportation is constructing a new interchange on I-95 at Ellis Road to provide direct access between I-95 and Melbourne Airport

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AVAILABLE SPACES

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Lease Rate: \$2,500 PER MONTH (GROSS) **Total Space** 5,136 SF
Lease Type: Gross **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
A1 & A2	Flex Space	\$2,500 PER MONTH	Gross	5,136 SF	Negotiable	2 story Flex Space with upstairs office space 1st floor is 50% A/C and is split into 2 open spaces and 2 restrooms. There is a glass door entrance to a reception and waiting area. There are workstations throughout in the 2nd-floor office areas 2 OHD, ground level 10' x 10'

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UNIT A 1-2 FLEX WITH 2ND FLOOR OFFICES

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UNIT A 1-2 First Floor Flex



UNIT A 1-2 Second Floor Offices



Office Space Second Floor Walkup

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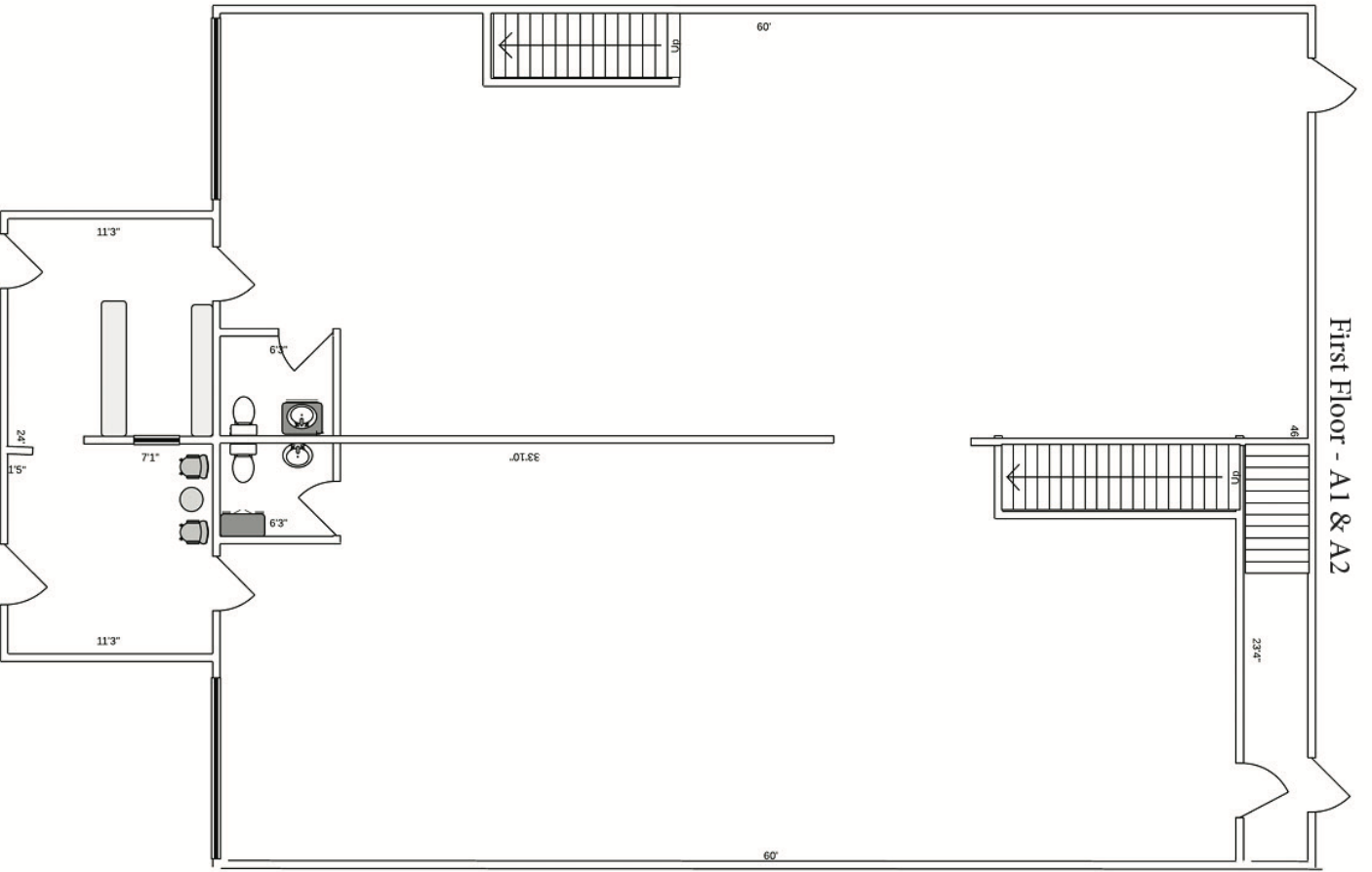
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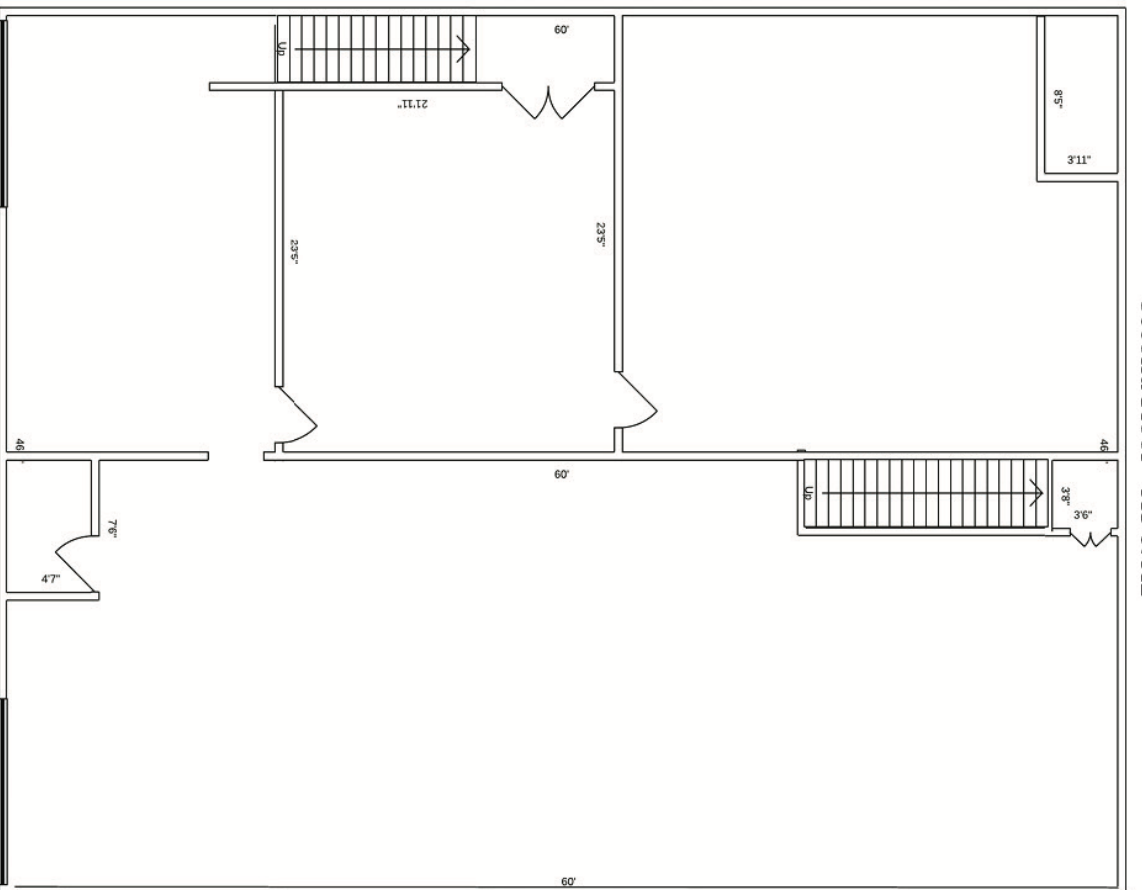
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First Floor - A1 & A2



Second Floor - A1 & A2



ADDITIONAL PHOTOS

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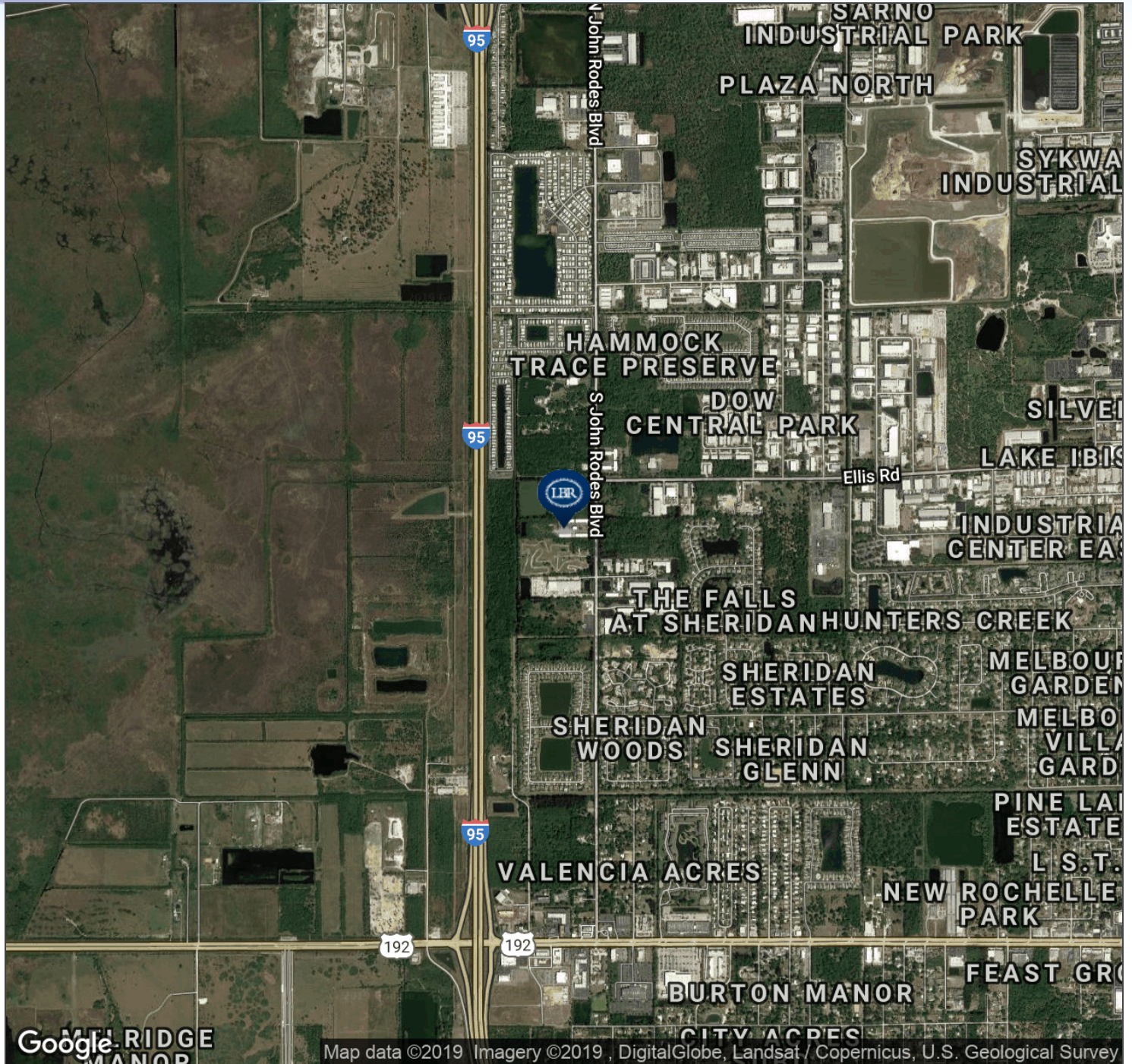
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AERIAL MAP

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LOCATION MAPS

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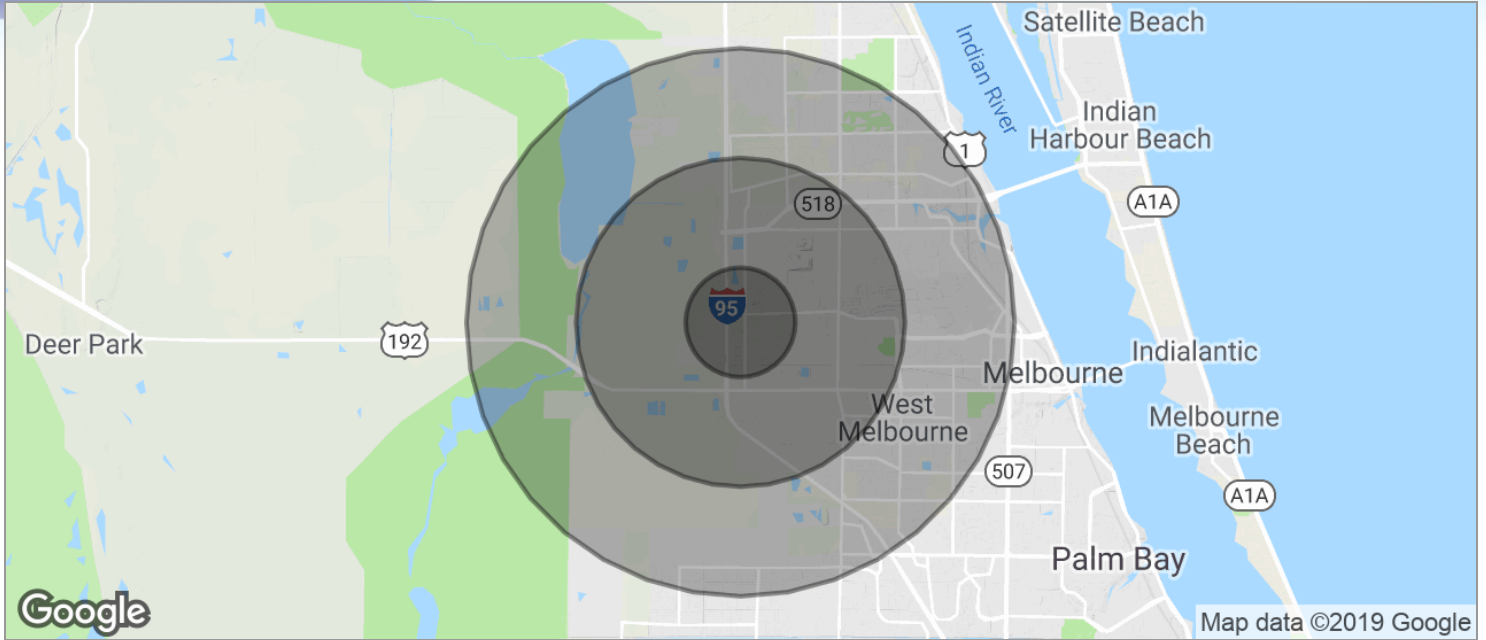
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,732	19,000	77,064
MEDIAN AGE	50.8	48.9	43.5
MEDIAN AGE (MALE)	48.4	47.1	41.5
MEDIAN AGE (FEMALE)	51.8	49.9	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,170	8,114	31,482
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$57,217	\$58,614	\$58,118
AVERAGE HOUSE VALUE	\$64,815	\$139,196	\$192,830

* Demographic data derived from 2010 US Census

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