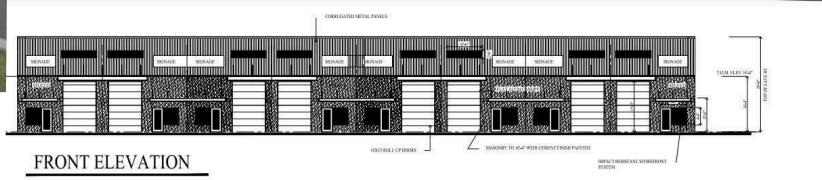


HEAVY INDUSTRIAL FLEX SPACE

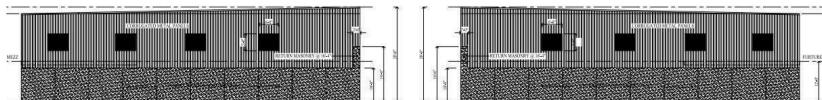
20,000 SF | BUILD-TO-SUIT | DELIVERY 2026

FOR LEASE

OFFERED AT \$18 PER SF + NNN



FRONT ELEVATION



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION

CONVENIENT ACCESS TO I-95 AND US-1

Space Coast MLS

 **2324 AURORA ROAD, MELBOURNE, FL 32935**

Year Built: 2026

Total Building Area: 20,000 SF

Zoning: Heavy Industrial

Construction: Steel

Ceiling Height: 26'+

Site: Fully paved with ample parking

FEATURES

- A brand-new 20,000 SF Heavy Industrial flex building coming to Aurora Rd in Melbourne.
- Available as full-building occupancy or customizable multi-tenant configuration.
- Perfect for industrial users, trade businesses, storage, fabrication, logistics & commercial operations.

CONTACT US TODAY FOR FLOOR PLANS, BUILD-TO-SUIT CONSULTATIONS, OR TO SCHEDULE A SITE REVIEW.

 **SCOTT LOVERIDGE**
321-302-0763

 **JENNIFER BROWN**
321-412-4021

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