

**618 Washburn Road  
MELBOURNE FLORIDA**

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**MULTI-UNIT | OWNER-USER or VALUE-ADD OPPORTUNITY**



**OFFERING MEMORANDUM**

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*PRESENTED BY LIGHTLE BECKNER ROBISON, INC*

# TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

02

PROPERTY INFORMATION

03

MARKET COMPS

04

MARKET OVERVIEW

05

DISCLAIMER



## OVERVIEW

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The industrial team at Lightle Beckner Robison, inc. is pleased to present an exclusive offer to purchase 618 Washburn Road in Melbourne, Florida. The property consists of 15,000 rentable square feet across 5 units and sits on 1.00 acres with one point of ingress & egress and is located 1.5 Miles from Interstate 95 in Melbourne's main industrial corridor with approximately 6,100,000 square feet in a two-mile radius.

The property is currently divided into five separate units ranging from 1,500-4,500 square feet; there are currently three tenants occupying units B,C, & D, and units A & E are vacant.

The property presents an excellent opportunity for owner-users seeking to establish their own facility, while also serving as a prime value-add investment opportunity for an owner-user to occupy a portion of the building and lease the remainder out to other businesses or for buyers to lease up the vacant units at market rates once the necessary capital improvements are made.

Contact our team to learn more about this opportunity on the Space Coast!

# PROPERTY INFORMATION



## PROPERTY HIGHLIGHTS

Total Square Footage .....	15,000
Bay Door Count .....	(5) 12'x12'
Unit Count .....	5
Total Acreage .....	1.00
Zoning .....	M1 - Light Industrial
Construction .....	Metal
Power .....	3 Phase
Tax ID # .....	27-36-24-50-*-17

## UNIT INFORMATION

75'	25'	50'	25'	75'
Unit A	Unit B	Unit C	Unit D	Unit E
4,500 SF	1,500 SF	3,000 SF	1,500 SF	4,500 SF

Unit A ..... Vacant

\*Units Not Drawn To Scale

Unit B ..... \$13.00/SF/YR NNN. Expires 04/30/2026

Unit C ..... \$10.59/SF/YR NNN. 2026 Increase At \$11.50. Expires 04/30/2028

Unit D ..... \$13.00/SF/YR NNN. Expires 08/11/2026

Unit E ..... Vacant

# MARKET COMPS



## SALE COMPS

	ADDRESS	TYPE	ACRES	SQFT	SALE DATE	PRICE	PER/SF
	4155 Dow Rd Melbourne, Florida	Small Bay Warehouse	5.13	50,600	12/2025	\$7,200,000	<b>\$142</b>
	658 Eyster Blvd Rockledge, Florida	Multi-Tenant Warehouse	0.48	5,600	04/2025	\$875,000	<b>\$156</b>
	150 East Dr Melbourne, Florida	Multi-Tenant Flex Warehouse	0.92	12,000	08/2025	\$1,475,000	<b>\$122</b>
	3123 Skyway Cir Melbourne, Florida	Multi- Tenant Warehouse	5.02	30,134	04/2024	\$5,500,000	<b>\$182</b>

# MARKET OVERVIEW

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, Embraer, Dassault Falcon, Thales, Satcom Direct, and more who are all contributing to 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.

## WHY CHOOSE THE SPACE COAST?



**RANKED #1**  
Business  
Tax Climate



**RANKED #3**  
Wage Growth in  
the U.S.



**RANKED #1**  
High-Tech  
Economy in FL



**#1 CRUISE PORT**  
2022 & 2023 For  
Travel / Seatrade

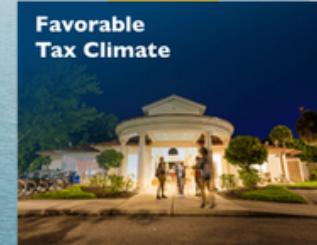
## KEY MARKET DYNAMICS

- **TOP 10 US MARKETS FOR RENTAL GROWTH**
- **VACANCY OF +/-3.9% AS OF Q4 2025**
- **AVERAGE RENT/SF/YR OF \$13.52/SF NNN Q1 2026**
- **AVERAGING OVER 7% YOY RENT GROWTH**
- **HOME TO MULTI BILLION DOLLAR AEROSPACE INDUSTRY**
- **#2 FASTEST GROWING TECH SECTOR IN THE U.S.**

**10th**  
in high-tech  
GDP concentration

**2.8**  
times the U.S. rate  
in manufacturing  
job growth

**80+**  
rocket launches  
expected by 2023



<https://spacecoastedc.org/locate-expand/why-the-space-coast/>

# CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 618 Washburn Rd Melbourne, Florida ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Lightle Beckner Robison, Inc. The material and information in the Offering Memorandum is unverified. Lightle Beckner Robison, Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property.

All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

All information contained herein believed to be true but is not warranted.

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