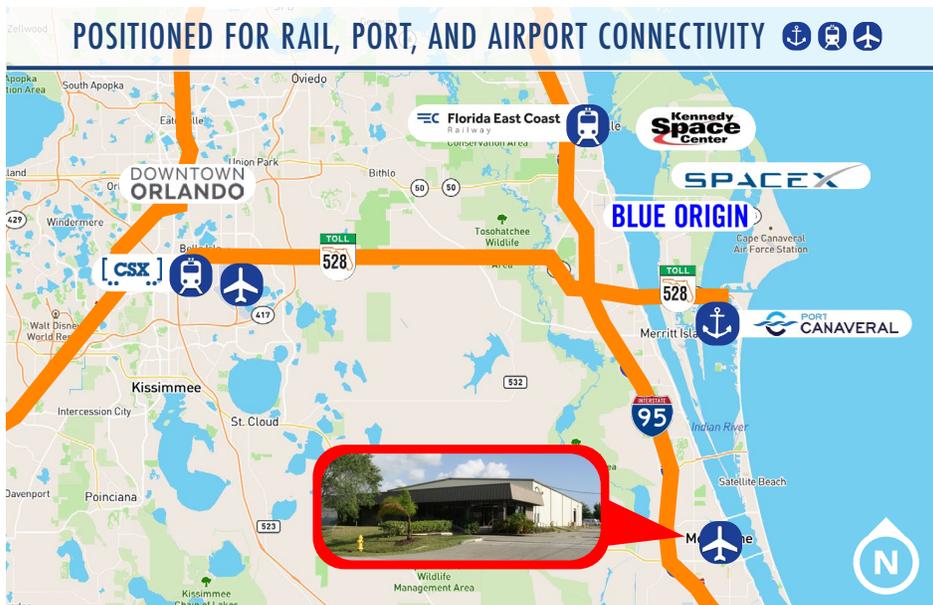
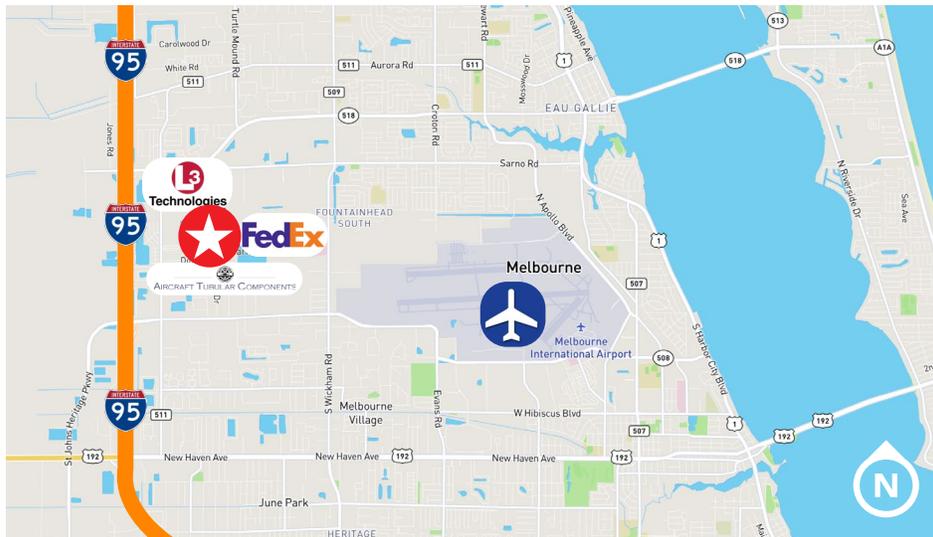




INDUSTRIAL BUILDING FOR SUBLEASE

3970 Dow Rd, Melbourne, FL 32934

Light Industrial building available for sublease with convenient I-95 Access



ASKING RATE:

Contact For Details



AVAILABILITY:

Building: 13,818± SF

Land: 1.17± AC

Immediately Available

LED: January 31, 2031



DETAILS:

Clear Height: 15' - 18'

Drive-In Roll-up Doors: 2

Parking: 24 surface spaces

Zoning: IU

Year Built/Renovated: 1990/2005

Signage: Building and monument
1 Dock

Outside storage

100% HVAC in offices



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

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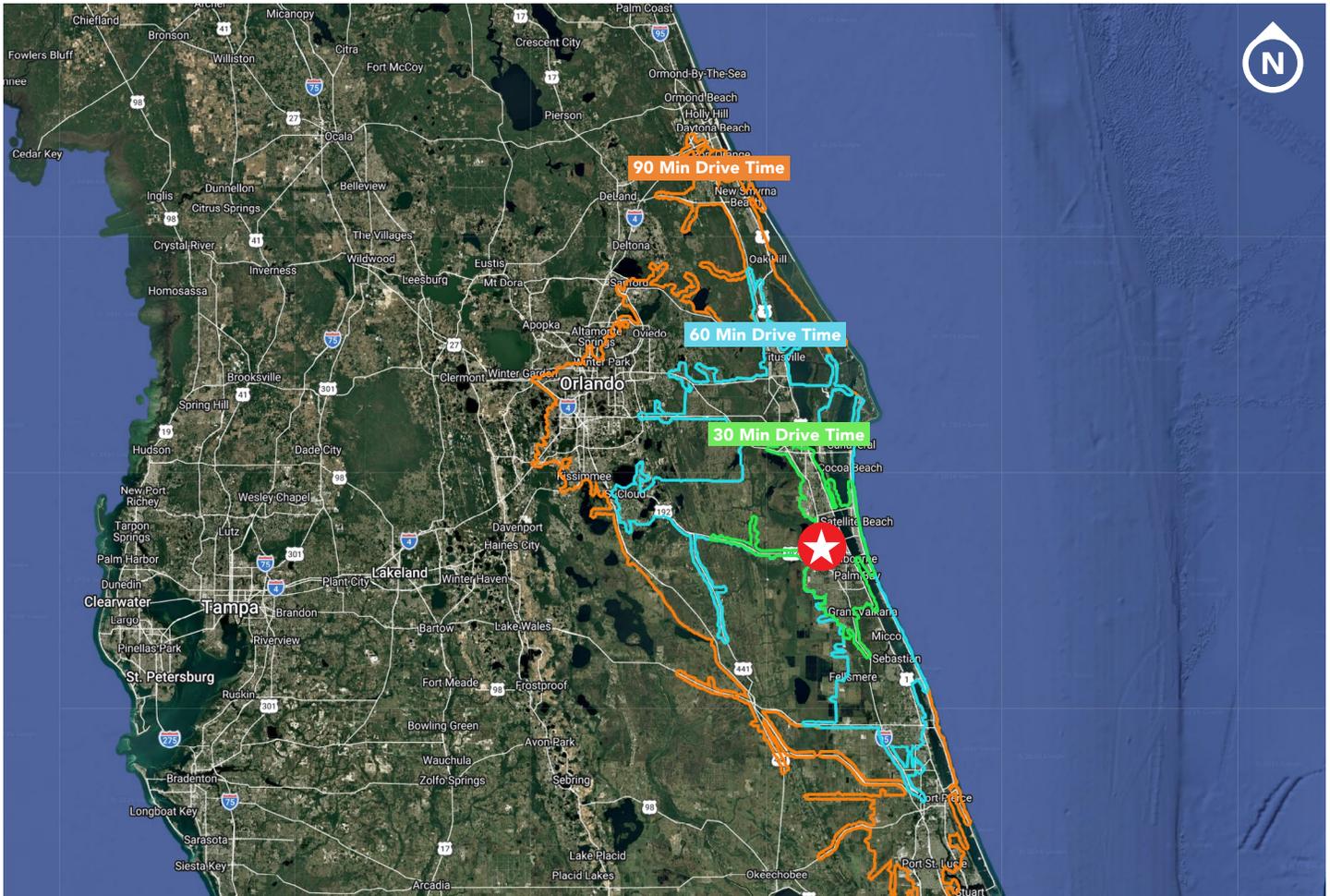
For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

INDUSTRIAL BUILDING FOR SUBLEASE

3970 Dow Rd, Melbourne, FL 32934

CONNECTIVITY & DEMOGRAPHICS



SIGNIFICANT DRIVE TIMES

- 12 minutes to Melbourne Orlando Intl Airport
- 42 minutes to Florida East Coast Railway
- 7 minutes to I-95
- 1 hour 4 minutes to I-4
- 24 minutes to I-95
- 40 minutes to Port Canaveral
- 1 hour 4 minutes to Downtown Orlando

5,10,15 MILE DEMOGRAPHICS

POPULATION	5 MILE	10 MILES	15 MILES
2025 Estimated Population	99,538	329,803	423,123

EMPLOYEES	5 MILE	10 MILES	15 MILES
2025 Estimated Employees	55,031	124,439	146,228

BUSINESSES	5 MILE	10 MILES	15 MILES
2025 Estimated Businesses	7,054	18,271	21,658



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