

115 Edwards Dr & 1900 Murrell Rd ROCKLEDGE FLORIDA

5 BUILDINGS | OWNER-USER or VALUE-ADD OPPORTUNITY



OFFERING MEMORANDUM

PRESENTED BY LIGHTLE BECKNER ROBISON, INC



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OVERVIEW

The industrial team at Lightle Beckner Robison, inc. is pleased to present an exclusive offer to purchase 115 Edwards Drive in Rockledge, Florida. The property consists of 40,314 rentable square feet across 5 buildings and sits on roughly 4.99 acres with two points of ingress & egress between US highway 1 and Murrell Road near Interstate 95 in the heart of Rockledge Florida's industrial sector.

The property is currently divided into two separate operations; the larger facility features a 24,000 square foot warehouse featuring ample office and showroom space with dock and grade level loading. The building is currently vacant and historically has been home to tenants including Ferguson Waterworks and ABC Supply Co.

Adjacent to the larger building spans three 3,200 SF buildings featuring open warehouse space with parking/ outdoor storage and a 6,718 SF machine shop which serves as the headquarters for the owner's business, Serval Aviation, an aircraft component manufacturer who will be vacating upon closing.

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 buyers to lease up the vacancy 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

Asking Price \$4,700,000

Total Square Footage 40,314

Price Per/SF \$116

Total Acreage 4.99

Zoning IP - Industrial Park

Construction Concrete / Metal

Power 3 Phase 240/480V





Tax ID # 25-36-10-00-260

|  Building # |  Size (SQFT) |  Clear Height' |  Bay Door Count |
|--|---|---|--|
| Building 1 | 24,000 SF | 20-25' | (2) 12'x9' Dock-Hi, (1) 16'x20' & (2) 10x10' GL |
| Building 2 | 6,714 SF | 19' | (2) 18'x18' GL |
| Building 3 | 3,200 SF | 20' | (1) 14'x14', (1) 12'x12', & (1) 10'x10' GL |
| Building 4 | 3,200 SF | 10' | (1) 8'x8' & (1) 8'x12' GL |
| Building 5 | 3,200 SF | 10' | (1) 8'x8' & (1) 8'x12' GL |

MARKET COMPS



SALE COMPS

| | ADDRESS | TYPE | ACRES | SQFT | SALE DATE | PRICE | PER/SF |
|---|---|-------------------|-------|--------|-----------|---------------------------------|--------------|
|  | 485 Gus Hipp Blvd Rockledge, Florida | Flex Warehouse | 1.55 | 18,826 | 08/2025 | \$2,650,000 | \$141 |
|  | 605 Gus Hipp Blvd Rockledge, Florida | Warehouse | 2.07 | 20,074 | 08/2025 | \$2,180,000 (Value Add Deal) | \$109 |
|  | 1725 Cogswell St Rockledge, Florida | Warehouse | 0.52 | 7,500 | 10/2024 | \$1,070,000 | \$143 |
|  | 424 West Dr Melbourne, Florida | IOS Warehouse | 5.73 | 22,258 | 10/2024 | \$4,750,000 | \$213 |

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, Embreair, 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 / Seatriade

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

KEY MARKET DYNAMICS

- **TOP 10** US MARKETS FOR RENTAL GROWTH
- **VACANCY OF +/-3%** AS OF Q4 2024
- AVERAGE RENT/SF/YR OF **\$13.15/SF NNN** Q1 2025
- 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

**Tech-Ready
Workforce**

**Transportation
Leader**

**Favorable
Tax Climate**

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 115 Edwards Dr & 1900 Murrell Rd Rockledge, 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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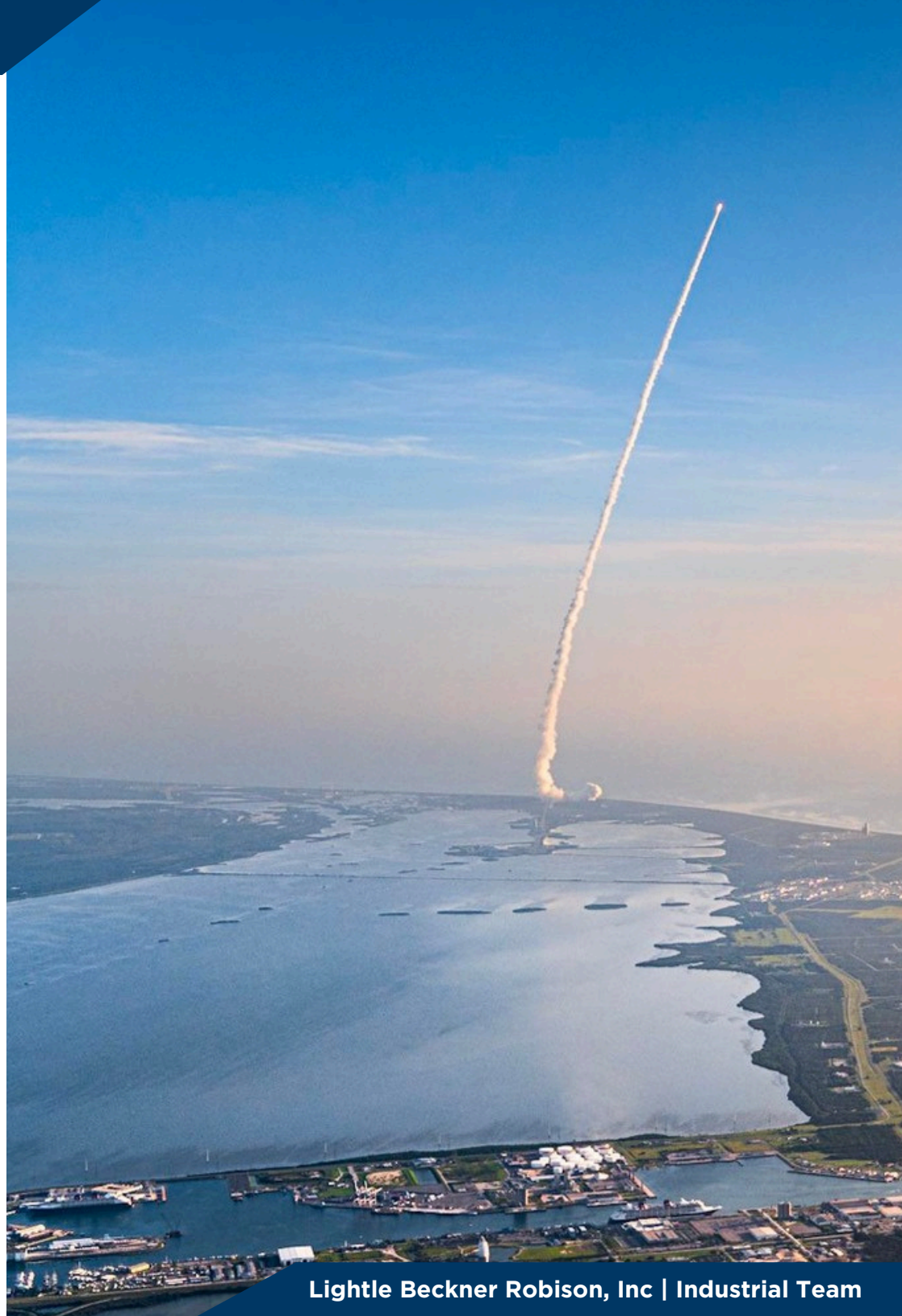
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COMMERCIAL REAL ESTATE SERVICES



Lightle Beckner Robison, Inc | Industrial Team