

Airport Corporate Center

1800 Penn Street, Melbourne, FL 32901

High-Tech / R&D / Engineering Space Near the Melbourne International Airport



OFFERING SUMMARY

Available SF: 20,000 SF

Lease Rate: \$11.25 SF/yr (NNN)

Acreage: 3.34 Acres

Facility SF: 40,000 SF

Zoning: City of Melbourne Light
Industrial (M-1)

PROPERTY OVERVIEW

Mix of Hard Wall/Open Office, Manufacturing/Production, and Warehousing
Dimensions est. 100' x 200' +/- Est. 16' Clear Height Throughout
100% HVAC & Wet Fire Sprinklered
3-Phase FPL Electric, City Water & Sewer
Two 12' x 12' +/- Grade Level Doors. One 10' Wide x 9' Tall +/- Grade Level
Direct Corner of Gateway Drive x Penn Street. Lots of Windows/Natural Light
Potential TI Allowance Subject to Lease Terms & Tenant Credit
Est. \$4.27 PSF OPEX

LOCATION OVERVIEW

Located in the heart of Melbourne approximately halfway between Nasa Boulevard and Hibiscus Boulevard. Easily accessible via nearby Interstate 95, US Highway 1, and US 192. Close proximity to the Melbourne International Airport, L3Harris, Northrop Grumman, and all of the other High-Tech, Engineering, and R&D employers in the area. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

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Broker Associate
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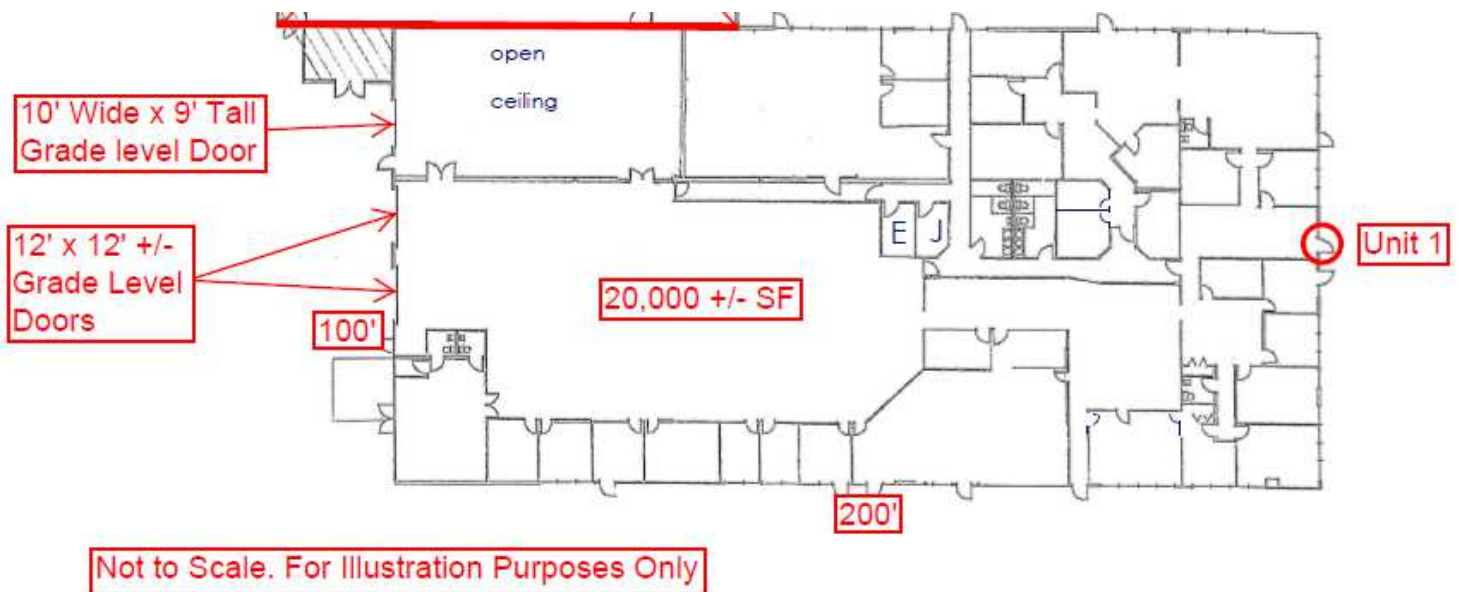
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

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Floor Plan (Not to Scale)



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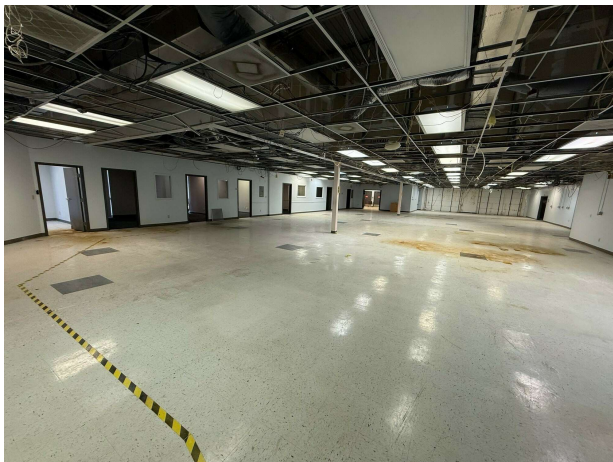
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Additional Photos



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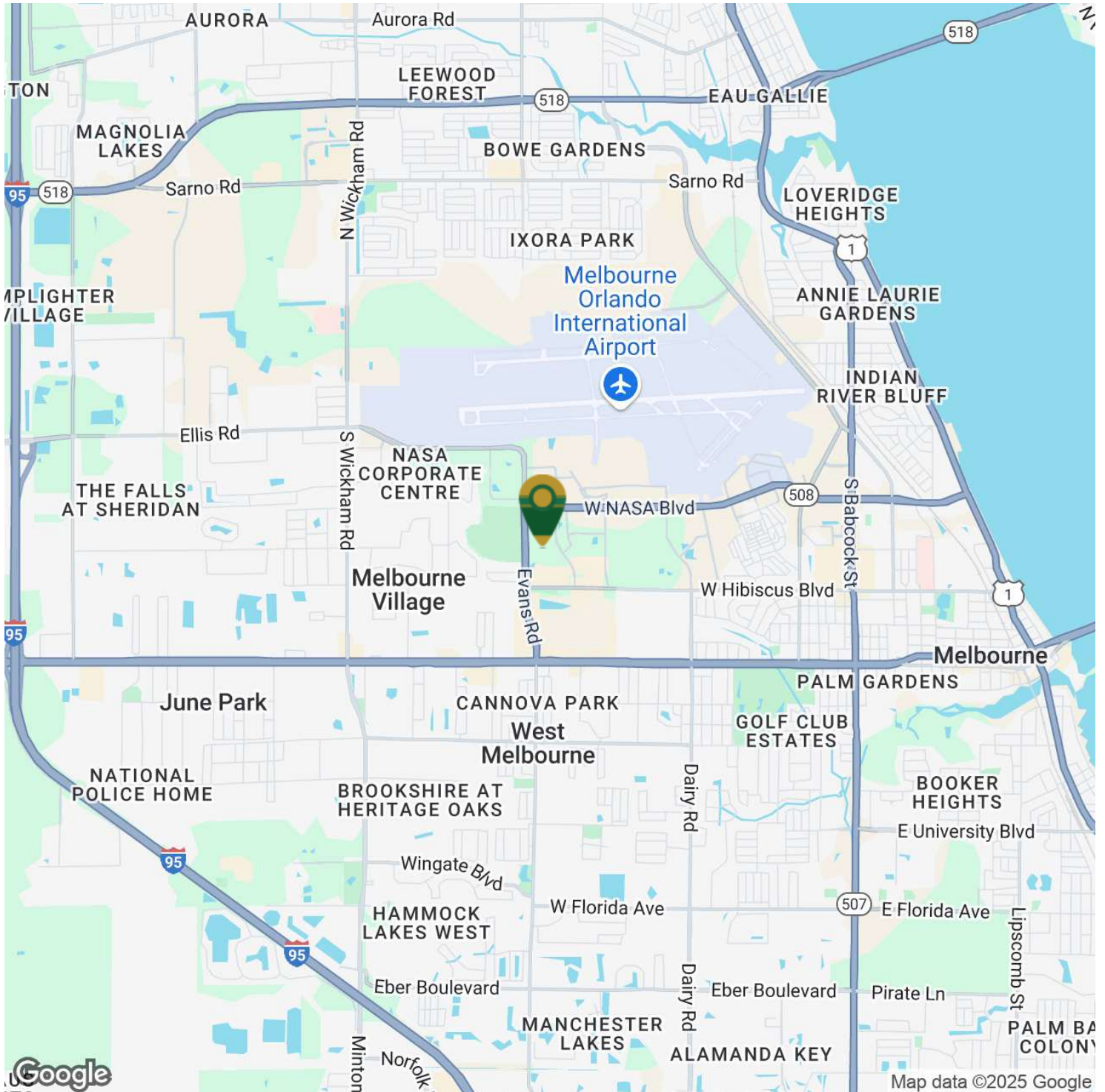


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Location Map



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