



**SPACE FOR LEASE | 3,000-4,500 SQFT**  
**618 Washburn Rd, Melbourne, FL**



## HIGHLIGHTS

- Office/Warehouse Space (Potential Office Demolition For Warehouse Needs)
- Two (2) Units Available, 3,000 & 4,500 SQFT.
- Located just 1.5 Miles from I-95 Exit 183 in Melbourne

## CONTACT

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## SUMMARY

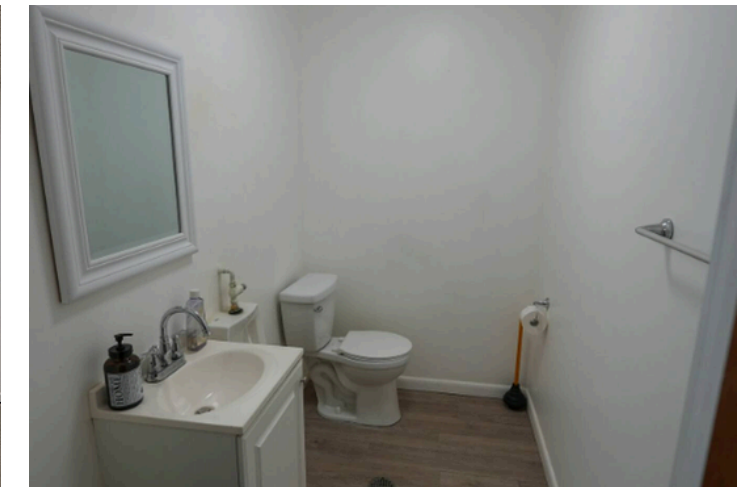
The Industrial Team at Lightle Beckner Robison, Inc. is excited to present 618 Washburn Rd for lease. With the Ellis Road expansion coming, this site allows tenants to have an alternate route to I-95, with direct access to Sarno Rd. Included in this property are the following:

- Two Units Available
- 3,000 SQFT. Open Warehouse
- 4,500 SQFT. Office/ Warehouse
- (1) 12'x12' Grade Level Door For Each Unit
- +/-14' Clear Heights
- Office Demolition Available To Allow More Warehouse Space

## PROPERTY OVERVIEW

<b>TOTAL SITE</b> .....	1.00 AC	<b>COUNTY</b> .....	Brevard
<b>WAREHOUSE SF</b> .....	15,000	<b>CONSTRUCTION</b> .....	Metal
<b>CONDITION</b> .....	Office/ Open WH	<b>POWER</b> .....	3- Phase
<b>ZONING</b> .....	M1	<b>ASKING PRICE</b> .....	\$12.00/SF/YR
<b>CLEAR HEIGHT</b> .....	12'-14'	<b>LEASE TYPE</b> .....	NNN

## PROPERTY PHOTOS



Disclaimer: All information herein believed to be accurate, however not warranted.

## LOCATION OVERVIEW



## HIGHLIGHTS

Located in Melbourne, 618 Washburn Rd holds close proximity to I-95 Exit 183 (1.5 miles), US-1 (3.7 miles), and MLB Airport (5.6 miles)

- **1.5 Miles to Interstate 95**
- **3.7 Miles to US-1**
- **5.6 Miles to Melbourne Airport**
- **25.5 Miles to Port Canaveral (Via I-95)**
- **55.8 Miles to Orlando Airport**