

Small Bay Warehouse In Heart Of Melbourne

6941 & 6943 Old Nasa Boulevard, Melbourne, FL 32904

Centrally Located / Multiple Unit Sizes Available / Renovated 2025



OFFERING SUMMARY

Available SF:	800 - 1,600 SF
Lease Rate 12 Months:	\$16.50 SF/yr (Full Service)
Lease Rate 24 Months:	\$16.00 SF/yr (Full Service)
Acreage:	2.49 Acres
Facility SF:	43,200 SF
Zoning:	City of Melbourne Light Industrial (M-1)

PROPERTY OVERVIEW

800 SF Units are est. 20' Wide x 40' Deep
1,000 SF Units are est. 20' Wide x 50' Deep
Unit E21 (800 SF) and E22 (800 SF) are adjacent to each other. 1,600 SF Contiguous Concrete Flooring and est. 13' 6" – 15' Clear Height in Eastern Building
Est. 15' 6" - 17' Clear Height in Western Building
Overhead Doors Range 10' Wide x 12' Tall +/-; 10' Wide x 14' Tall +/-; or 14' x 14' +/-
Common Asphalt Paved/Lighted Parking
No CAM. Rent Includes Electric
Minimum 1-Year Lease

LOCATION OVERVIEW

Strategically positioned just off of Nasa Boulevard which is the primary area connector between Interstate 95, Wickham Road and US1. Directly across the street from the Melbourne International Airport which is home to Northrop Grumman, L3Harris and Satcom Direct to name a few. Lots of schools, restaurants, and childcare nearby. Call today for details!

Zach Ullian, SIOR

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

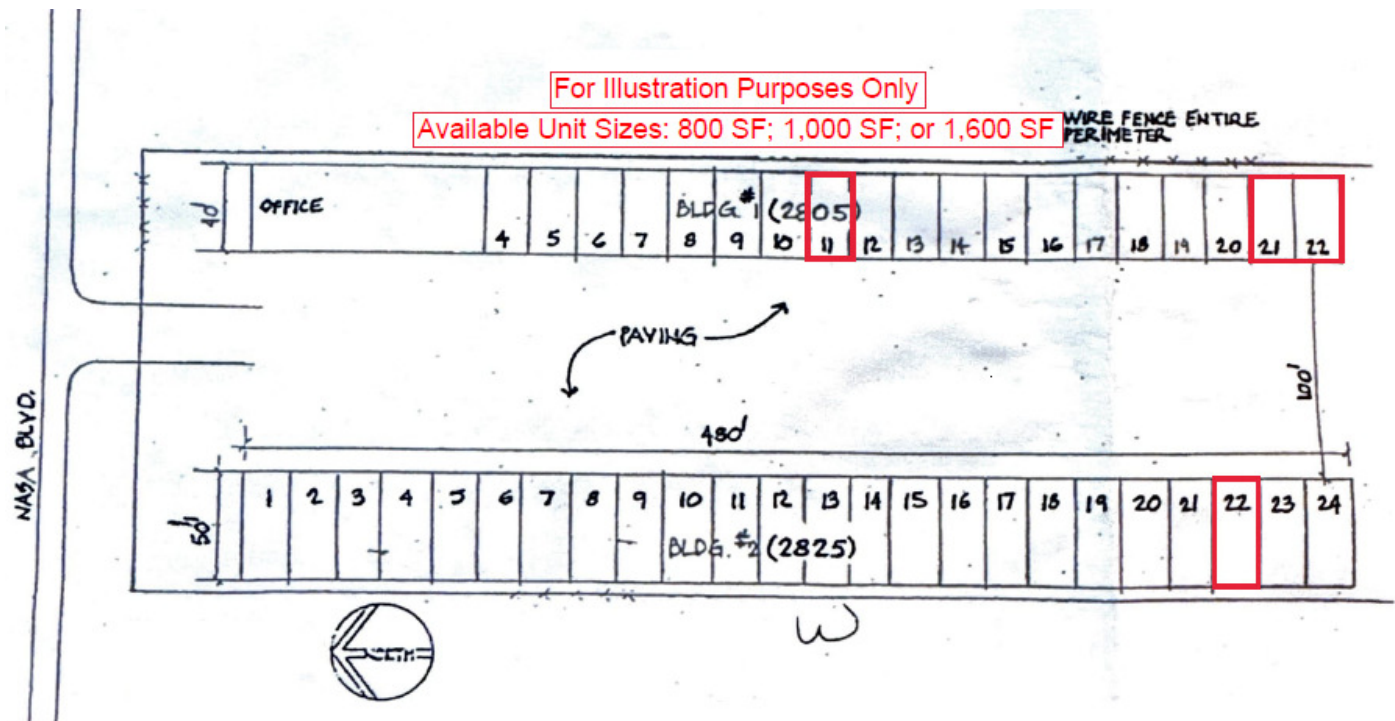
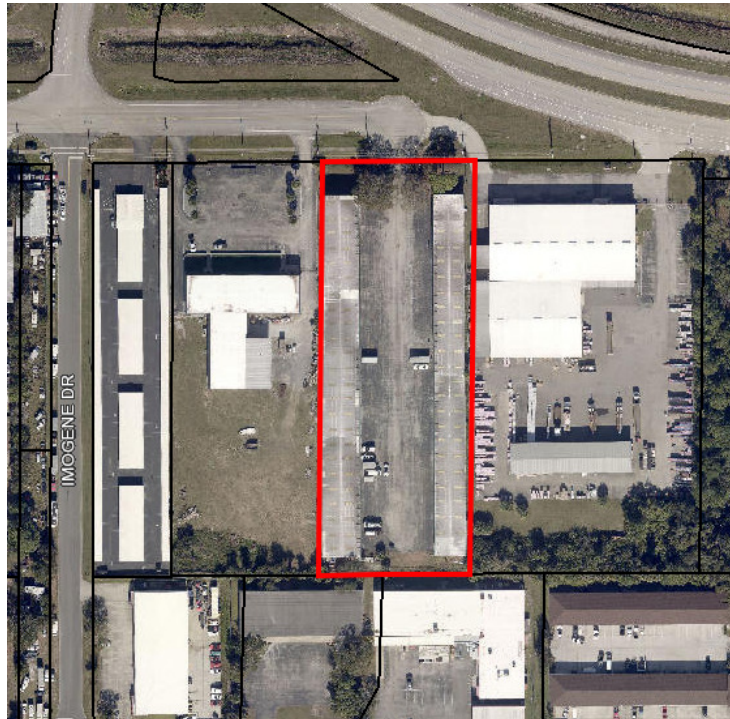


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Aerial & Site Plan



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Interior Photos



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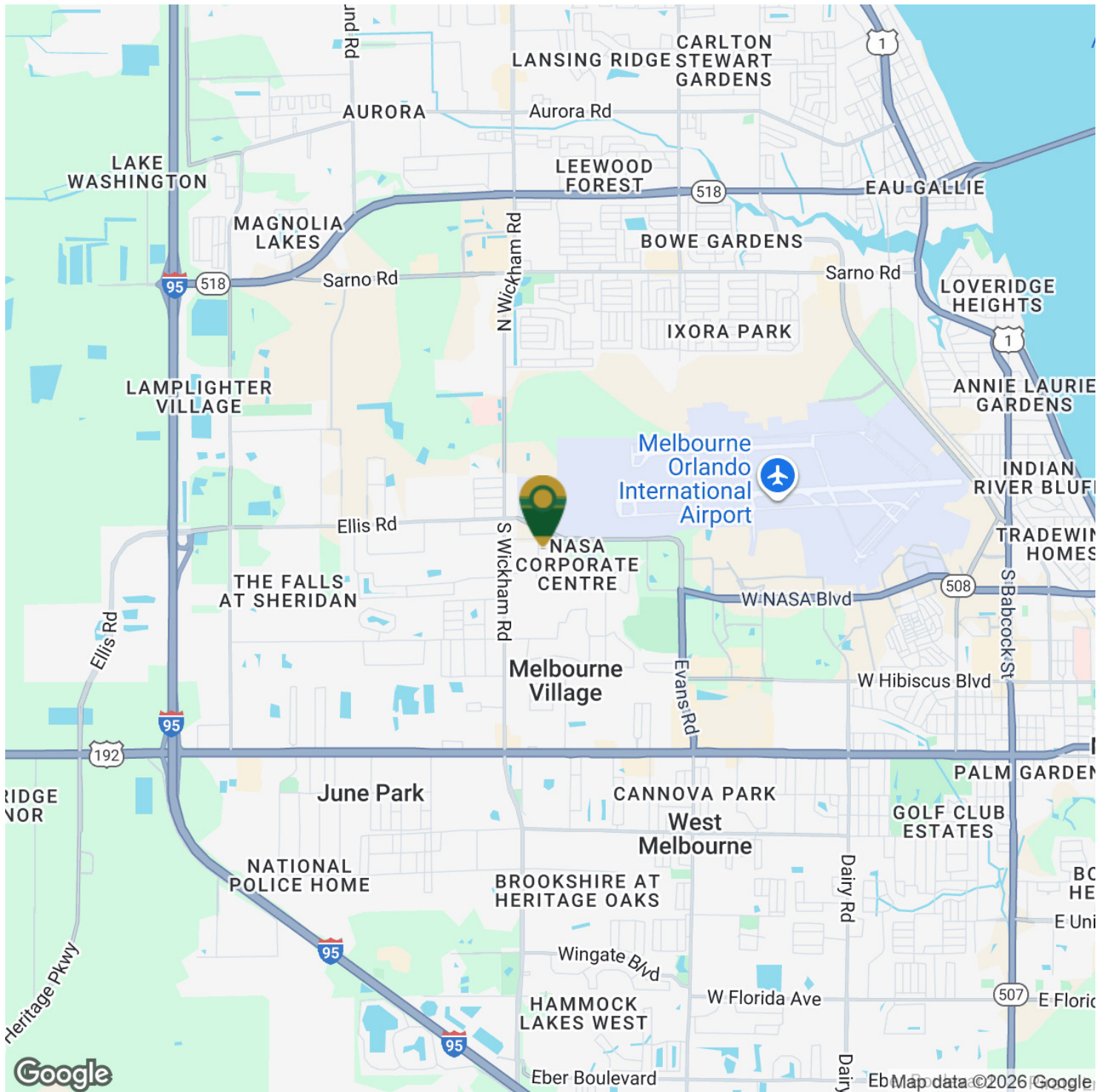


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Location Map



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