

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

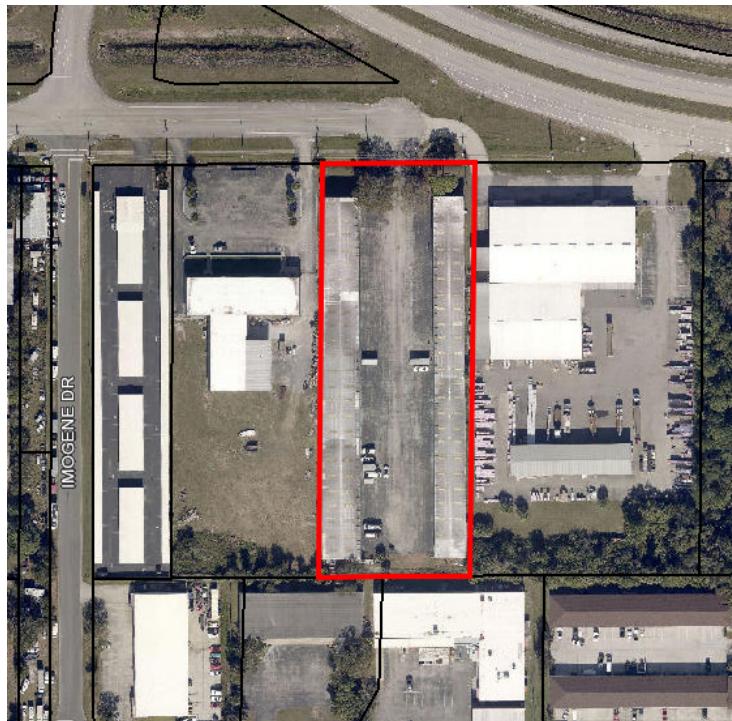


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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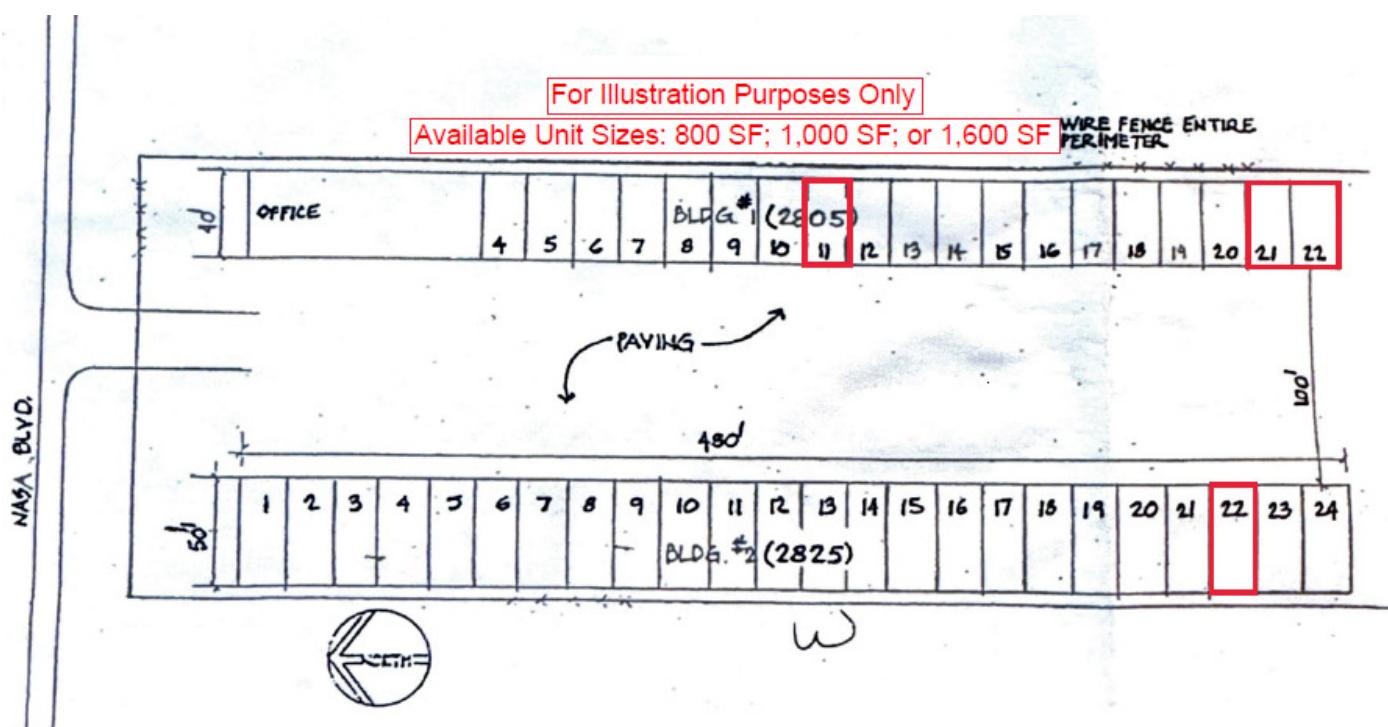
Aerial & Site Plan



For Illustration Purposes Only

Available Unit Sizes: 800 SF; 1,000 SF; or 1,600 SF

WIRE FENCE ENTIRE
PERIMETER



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Interior Photos



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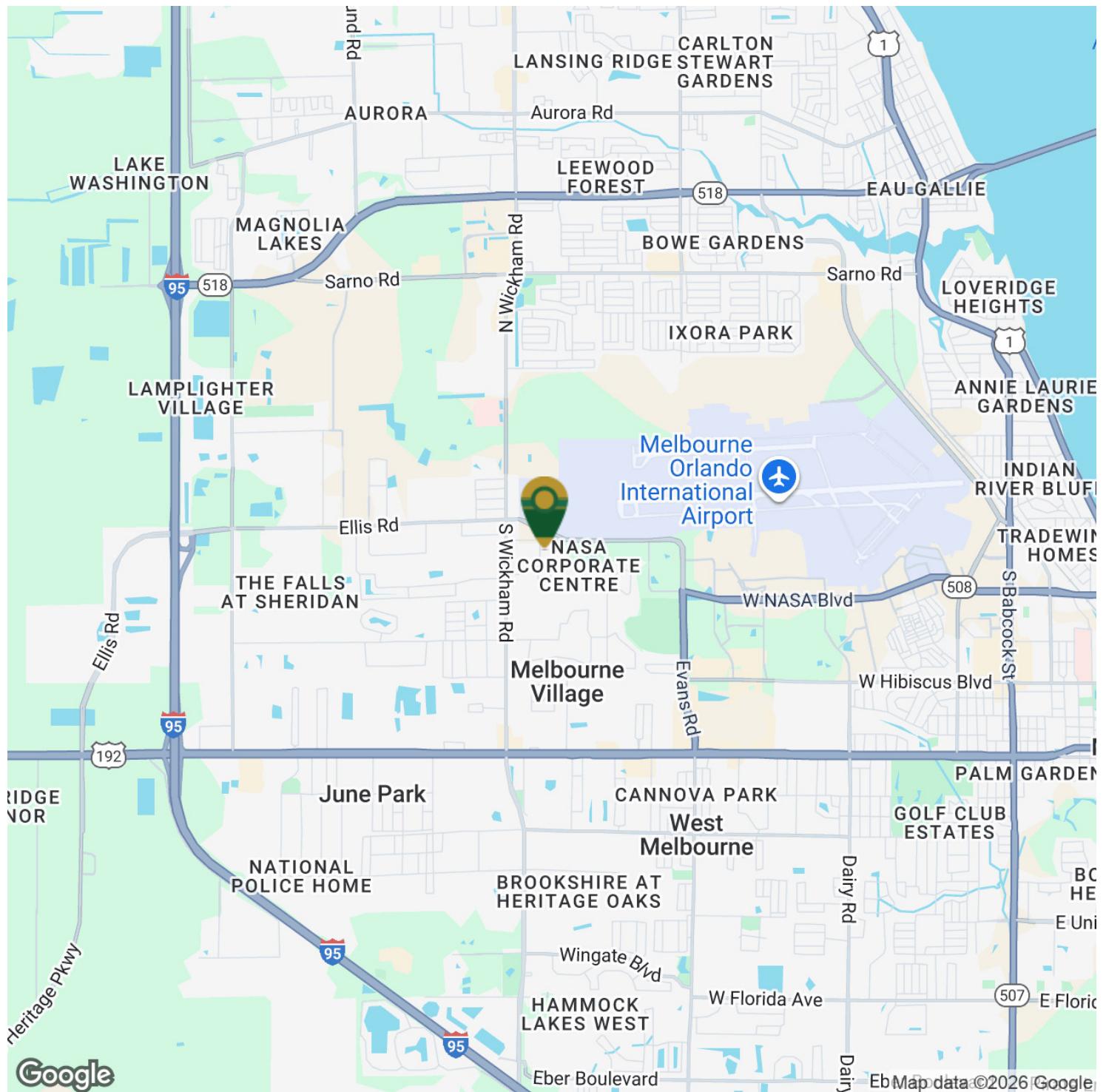


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Location Map



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