



INDUSTRIAL LEASE OPPORTUNITY

Leasing Memorandum

Three Industrial Buildings · Melbourne, Florida

PRESENTED EXCLUSIVELY BY

Anthony Romero

Founding Broker

321-917-7450

anthony@livsignaturerealestate.com

LivSignatureRealEstate.com

PORTFOLIO AT A GLANCE

TOTAL LEASABLE SF

21,440 SF

Across 3 buildings

AVAILABLE NOW

16,440 SF

Buildings 01 & 03

BASE RENT

From \$10.00 / SF

See individual buildings for pricing

CAM

\$5.00 / SF

Per year

BUILDINGS IN THIS PORTFOLIO

01	2490 S Harbor City Blvd 2,440 SF · 14' Clear	AVAILABLE
02	1201-1209 WH Jackson St 5,000 SF · 23' Clear	LEASED
03	2500 S Harbor City Blvd 14,000 SF · 16'2" Clear	AVAILABLE

3-Building Industrial Portfolio

Melbourne, FL · US-1 Corridor · From \$10.00 / SF Base Rent + \$5.00 CAM



LIV Signature Commercial presents an exclusive opportunity to lease industrial space within a three-building portfolio strategically positioned along the US-1 Corridor in Central Brevard County, Melbourne, Florida. The portfolio offers 21,440 total leasable square feet across buildings ranging from 2,440 to 14,000 SF, all available on Gross Lease + CAM terms from \$10.00/SF/year with \$5.00/SF CAM. Ideally suited for distribution, light manufacturing, office/warehouse flex users, and professional services requiring convenient interstate and air freight access.

LOCATION & INFRASTRUCTURE HIGHLIGHTS

<p>I-95 ACCESS</p> <p>6.9 Mi</p> <p>Major interstate proximity</p>	<p>AIRPORT</p> <p>3.5 Mi</p> <p>Melbourne Orlando Int'l</p>	<p>CLEAR HEIGHT</p> <p>Up to 23'</p> <p>Across all three buildings</p>
--	---	--

BUILDING SUMMARY

01	2490 S Harbor City Blvd Renovated 2019 · 0.34 AC Lot	2,440 SF	14' Clear	AVAILABLE
02	1201-1209 WH Jackson St Built 2018 · Class B · 10 Offices	5,000 SF	23' Clear	LEASED
03	2500 S Harbor City Blvd Renovated 2019 · 40% Office / 60% WH	14,000 SF	16'2" Clear	AVAILABLE

PORTFOLIO AT A GLANCE

TOTAL LEASABLE SF

21,440 SF

Across 3 buildings

BASE RENT

From \$10.00

See individual buildings for pricing

CAM

\$5.00

Per SF / Year

AVAILABLE NOW

16,440 SF

Buildings 01 & 03

ACCESS DOORS

Drive-In

Grade level, all buildings

Ideal For

- Light manufacturing & assembly
- Distribution & logistics
- Office / warehouse flex users
- Professional & trade services
- Last-mile delivery operations

2490 S Harbor City Blvd

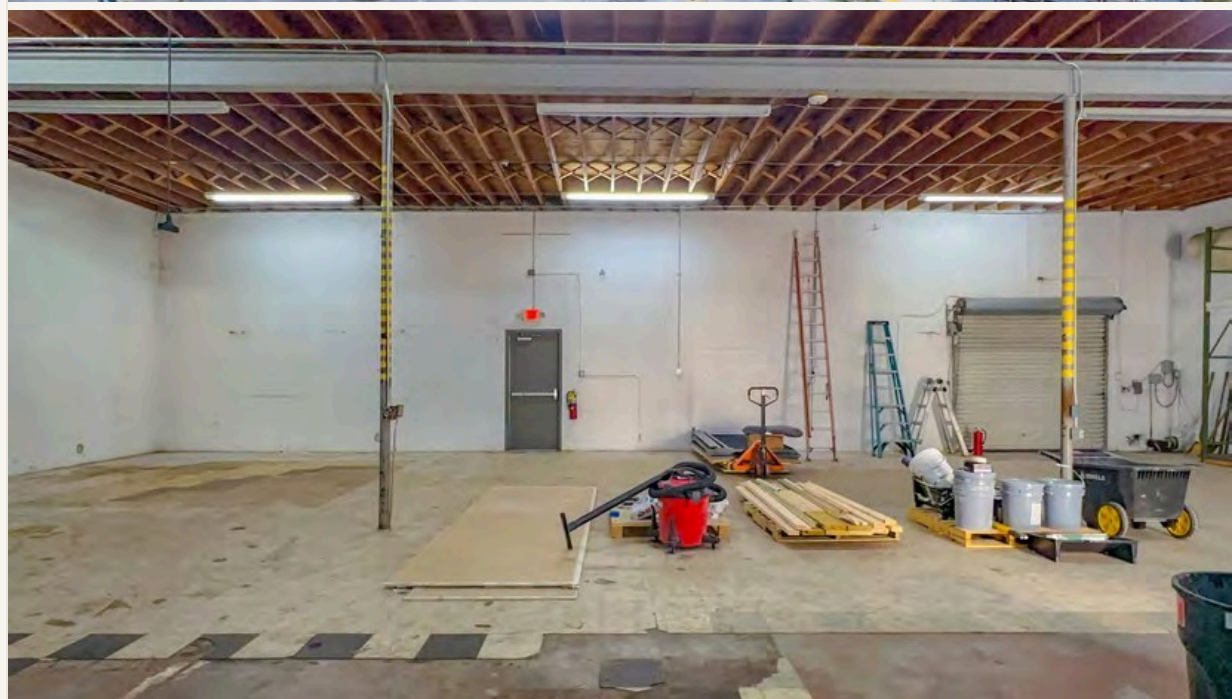
2,440 SF · Melbourne, FL · C-2 General Commercial

PROPERTY DESCRIPTION

This renovated 2,440 SF concrete office/warehouse, originally constructed in 1959 and updated in 2019, offers a compact yet functional design on a 0.34-acre lot. Features 14-foot clear heights for ample vertical storage or operational flexibility. Two drive-in doors enhance accessibility for a wide range of business needs.

PROPERTY FACTS

Rentable Building Area	2,440 SF
Property Type	C-2 General Commercial
Lease Type	Gross Lease + CAM
Base Rent	\$10.00 / SF / Year
CAM	\$5.00 / SF / Year
Year Built / Renovated	1959 / 2019
Lot Size	0.34 AC
Clear Ceiling Height	14'



1201-1209 WH Jackson St

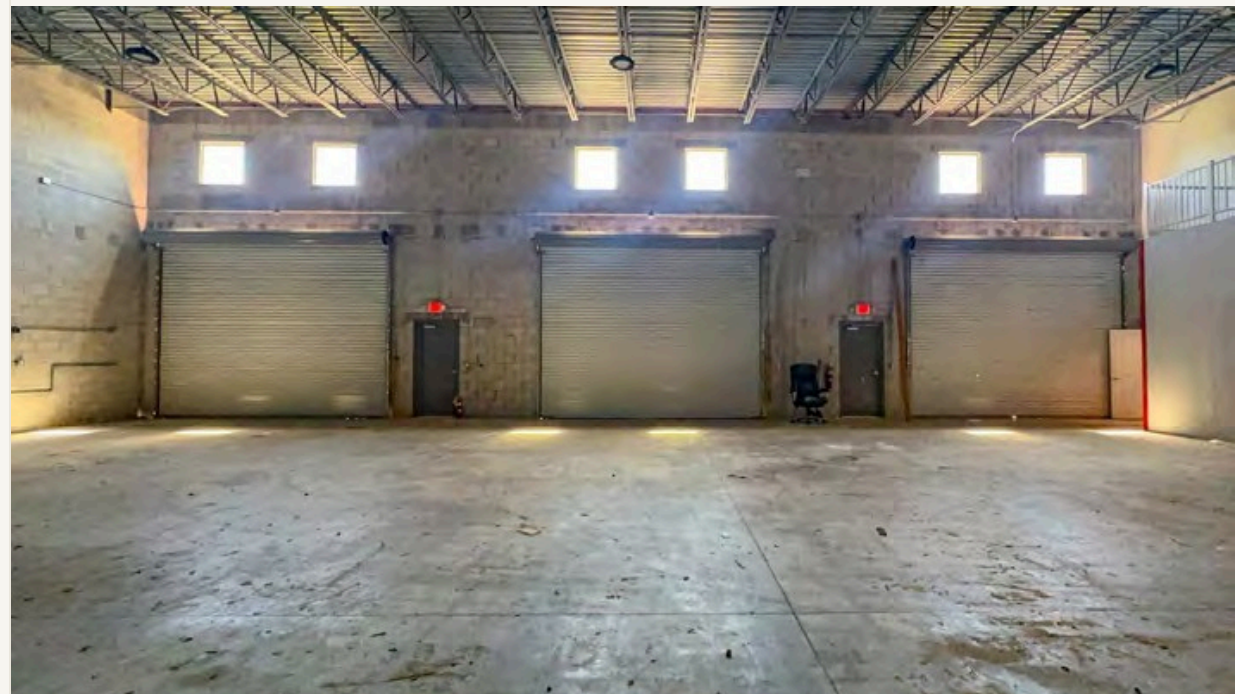
5,000 SF · Melbourne, FL · C-2 General Commercial · Class B

PROPERTY DESCRIPTION

This modern 5,000 SF concrete office/warehouse, built in 2018, offers a versatile layout with 2,000 SF of office space including 10 private offices and two bathrooms. Features 23-foot clear heights, three 12x14 overhead doors for easy loading, and a well-designed warehouse layout to optimize workflow and storage.

PROPERTY FACTS

Total Building Size	5,000 SF
Property Type	C-2 General Commercial
Building Class	B
Lease Type	Gross Lease + CAM
Base Rent	\$15.00 / SF / Year
CAM	\$5.00 / SF / Year
Year Built	2018
Clear Ceiling Height	23'



2500 S Harbor City Blvd

14,000 SF · Melbourne, FL · C-2 General Commercial

PROPERTY DESCRIPTION

This 14,000 SF concrete office/warehouse, originally built in 1959 and renovated in 2019, offers approximately 40% office and 60% warehouse space. Key features include clear heights up to 16'2", an elevator, full HVAC, a 12x14 overhead door, multiple private offices, five bathrooms, a fully equipped kitchen, break rooms, and spacious assembly areas.

PROPERTY FACTS

Total Building Size	14,000 SF
Property Type	C-2 General Commercial
Lease Type	Gross Lease + CAM
Base Rent	\$12.00 / SF / Year
CAM	\$4.00 / SF / Year
Year Built / Renovated	1959 / 2019
Office / Warehouse	40% / 60%
Clear Ceiling Height	16'2"



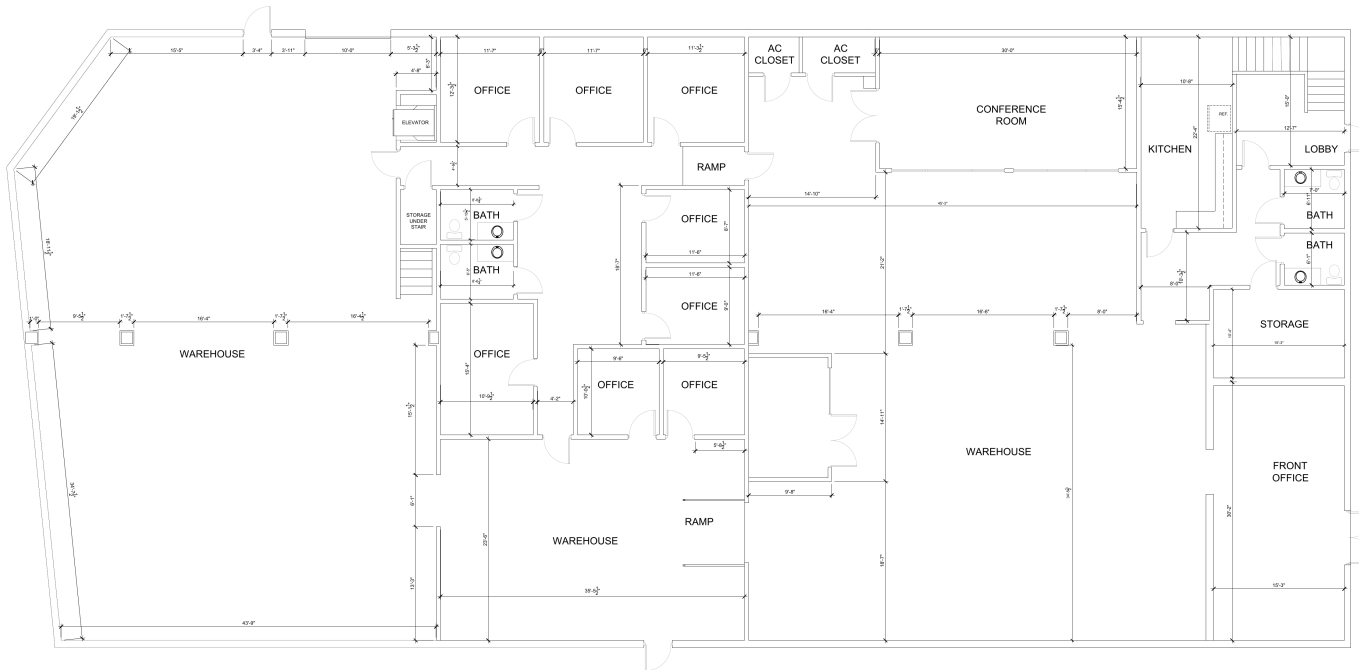
2500 S Harbor City Blvd — First Floor

14,000 SF · Melbourne, FL · Scale: 3/16" = 1'-0"

FIRST FLOOR

Ground Level

- 3 warehouse bays — largest approx. 30'x43'9"
- 12x14 overhead door with dual grade-level ramps
- 9 private offices off central corridor
- Front lobby + dedicated conference room
- Full kitchen & 2 restrooms
- Under-stair storage + AC closets
- Elevator to second floor
- Clear height up to 16'2"



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

BASE RENT
\$12.00 / SF / YR

CAM
\$4.00 / SF / YR

LEASE TYPE
Gross + CAM

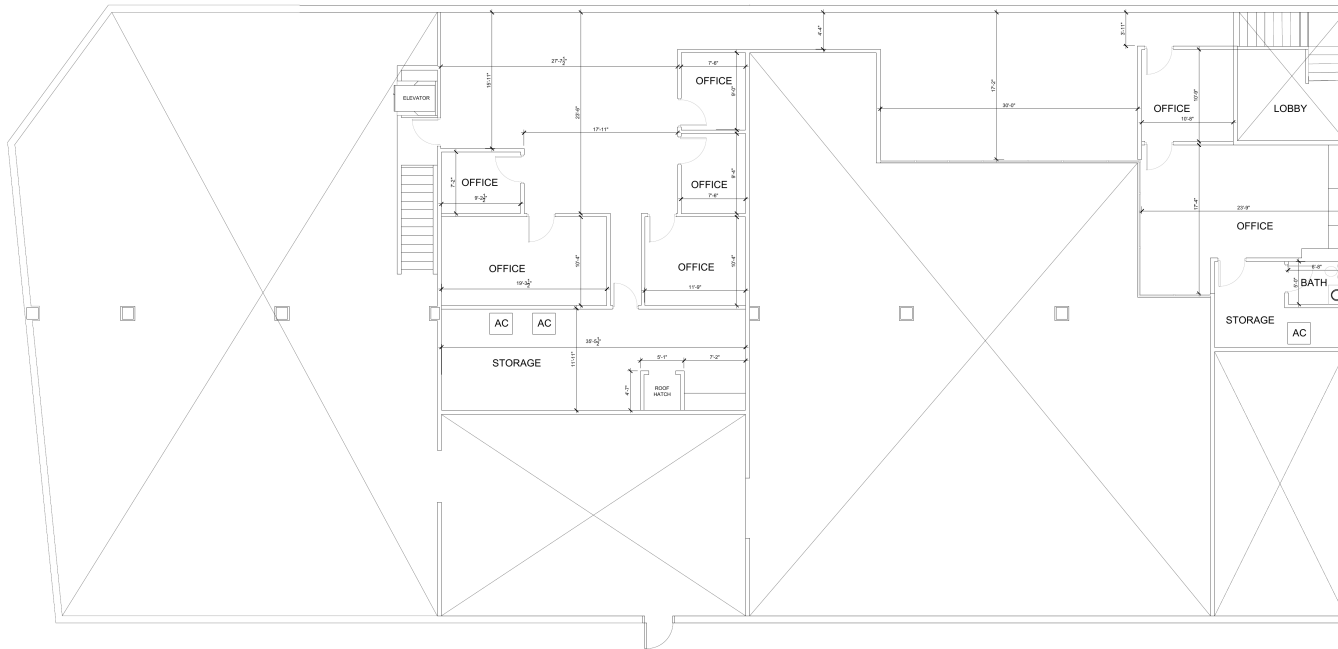
2500 S Harbor City Blvd — Second Floor

14,000 SF · Melbourne, FL · Scale: 3/16" = 1'-0"

SECOND FLOOR

Upper Level

- Open lobby — 17'2"×17'4"
- 6 private offices ranging 7'6"×9'4" to 11'9"×10'4"
- Large open office area — 30'×23'9"
- 2 storage rooms — largest 27'7½"×9'
- Full restroom
- 3 rooftop AC units + roof hatch
- Elevator access from first floor



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

BASE RENT
\$12.00 / SF / YR

CAM
\$4.00 / SF / YR

LEASE TYPE
Gross + CAM



CONTACT THE LISTING BROKER

Anthony Romero

Founding Broker

LIV Signature Real Estate

321-917-7450

anthony@livsignaturerealestate.com

LivSignatureRealEstate.com

LEASE SUMMARY

Transaction Summary

BASE RENT

\$15.00 / SF / Year

CAM CHARGES

\$5.00 / SF / Year

TOTAL BUILDINGS

3 Available