



IMAGE IS AN EXAMPLE RENDERING FOR MARKETING PURPOSES ONLY

**±20,000 - 52,000 SF**

Available For Build-to-Suit

**Class-A Industrial Space**



Old NASA Blvd  
Melbourne, Florida

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**LIGHTLE BECKNER ROBISON**

• INCORPORATED •

COMMERCIAL REAL ESTATE SERVICES

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INFORMATION CONTAINED HEREIN BELIEVED ACCURATE HOWEVER NOT WARRANTED

# Old NASA Blvd Melbourne, Florida

## New Industrial Development

### BUILDING SPECIFICATIONS

- Size ..... 20,000 - 52,500 SF
- Acreage ..... 3.42
- Construction Type ..... Tilt Wall
- Power ..... 3 Phase 480V / 1,000a
- Zoning ..... Light Industrial
- Lease Type ..... NNN
- Clear Height ..... 30'

*\*Project is conceptual & subject to change per tenants requirements. All specs can be tailored to fit your needs\**

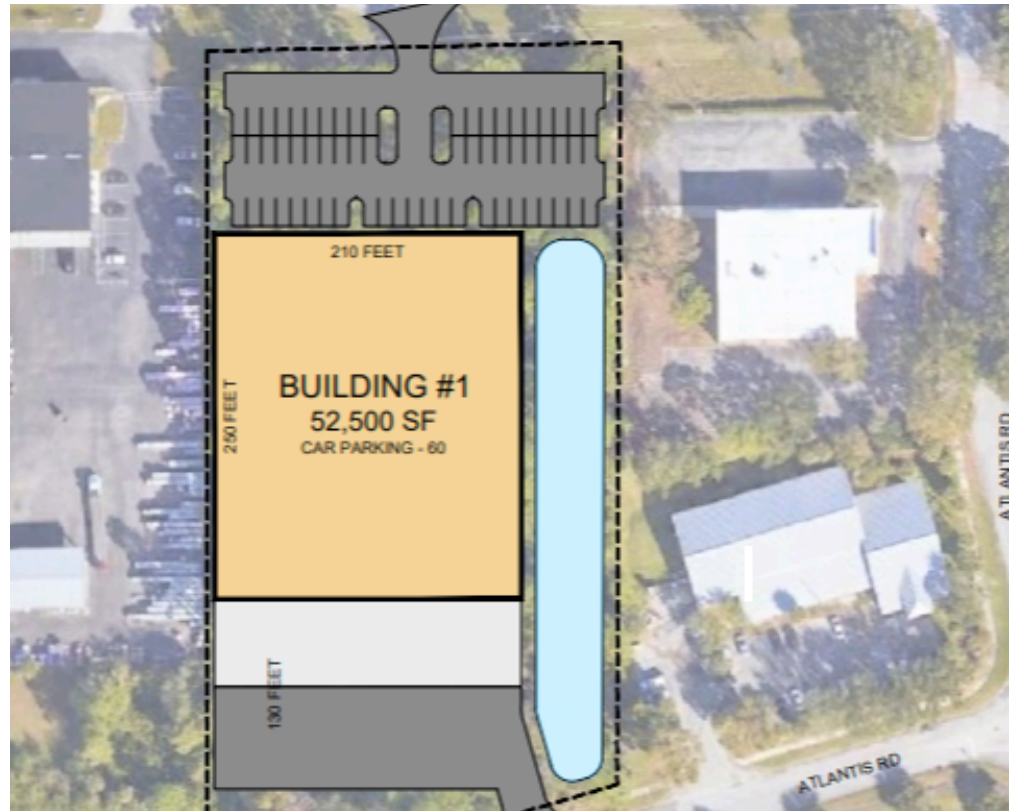
### PROJECT OVERVIEW

The industrial team at Lightle Beckner Robison, Inc. is pleased to present this new build-to-suit opportunity adjacent to the Melbourne Airport with direct frontage on NASA Blvd with corporate neighbors including SRS Distribution, Northrop Grumman, L3Harris, and more situated just minutes from Interstate 95.

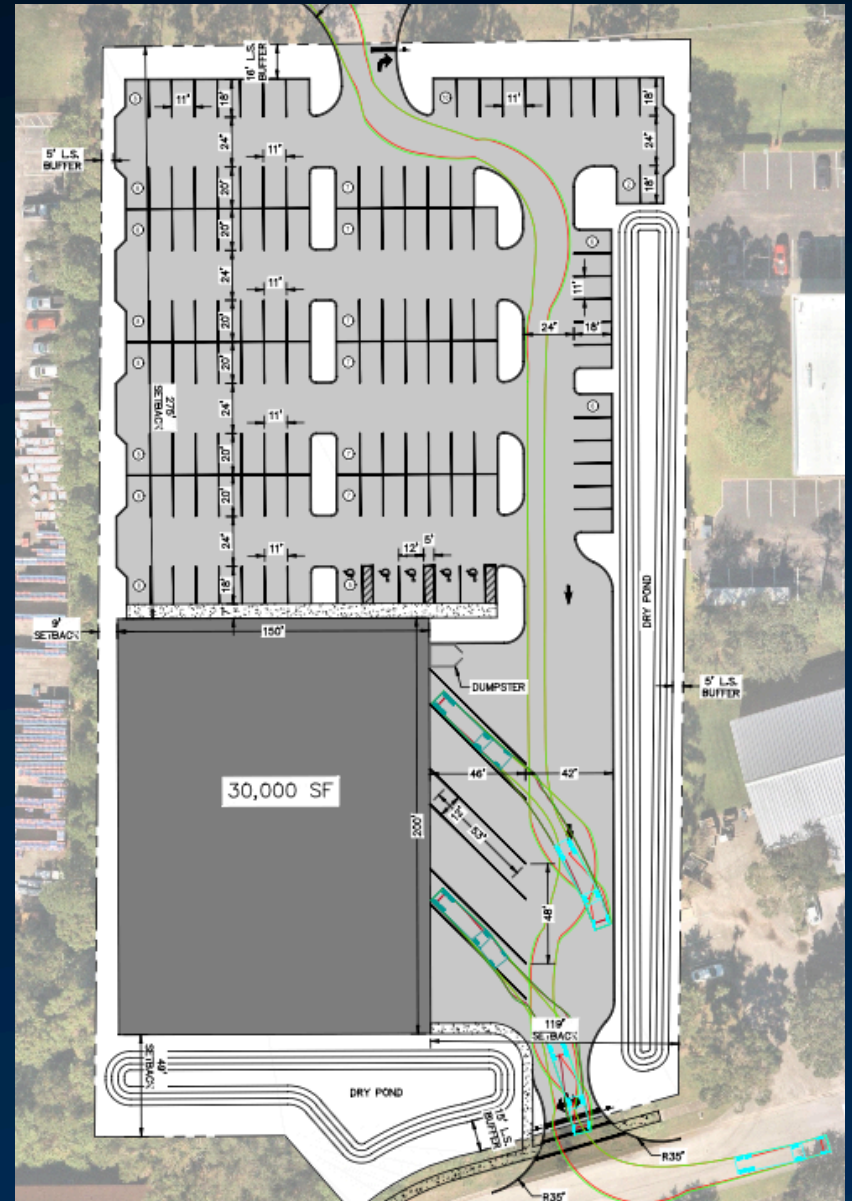
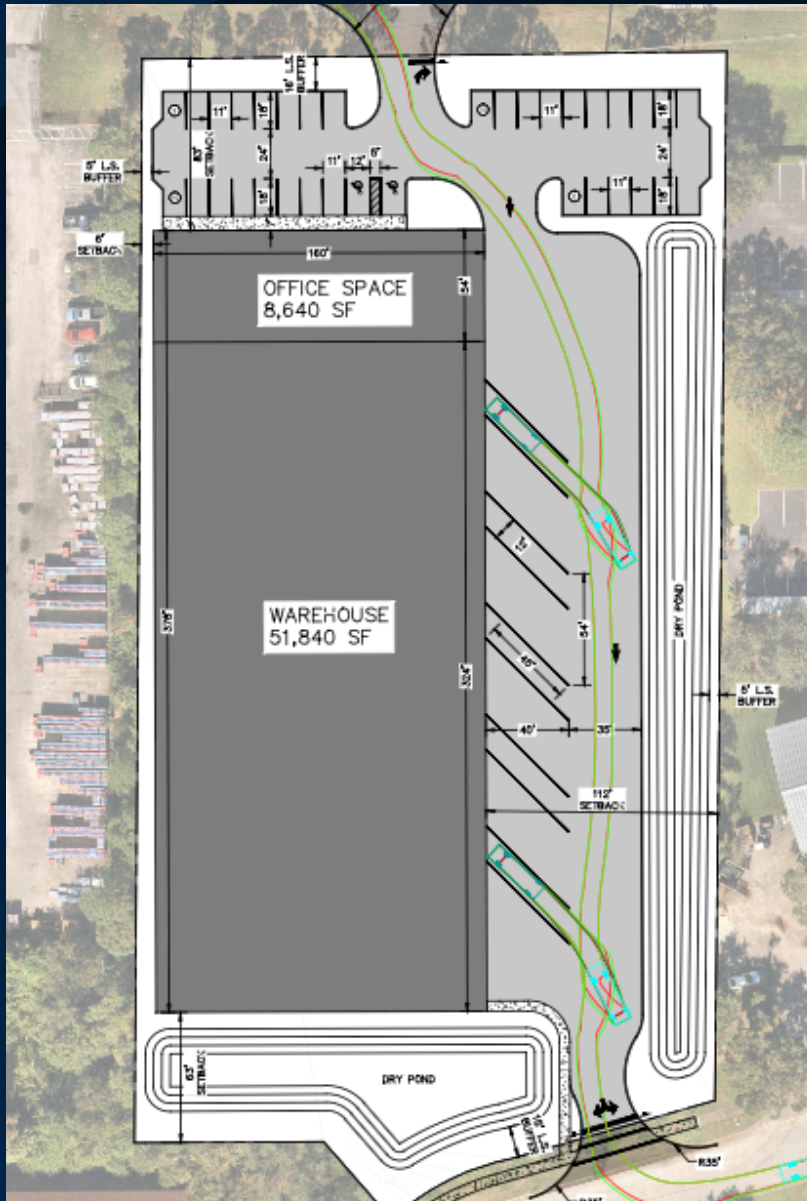
This 3.42 acre site can accommodate up to 52,500 square feet of industrial manufacturing, logistics, or storage space. Flexible site plan options allow for the project to be fully tailored to fit your business needs.

Contact our team to learn more about this opportunity!

### SITE OVERVIEW



# ALTERNATE SITE PLANS



Site plan is conceptual and subject to change based on tenant requirements. All aspects of the building can be fully customized, and total square footage can be adjusted accordingly to deliver a true build-to-suit facility. Site clearing is planned to start before the end of the year.



# LOCATION OVERVIEW



www.TEAMLBR.com | Old NASA Blvd Melbourne, FL | BTS FOR LEASE

## CALL FOR INFO

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