

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 - 17.25 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
 Units E10 and E11 are 800 SF each. Total of 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 Extant Aerospace 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

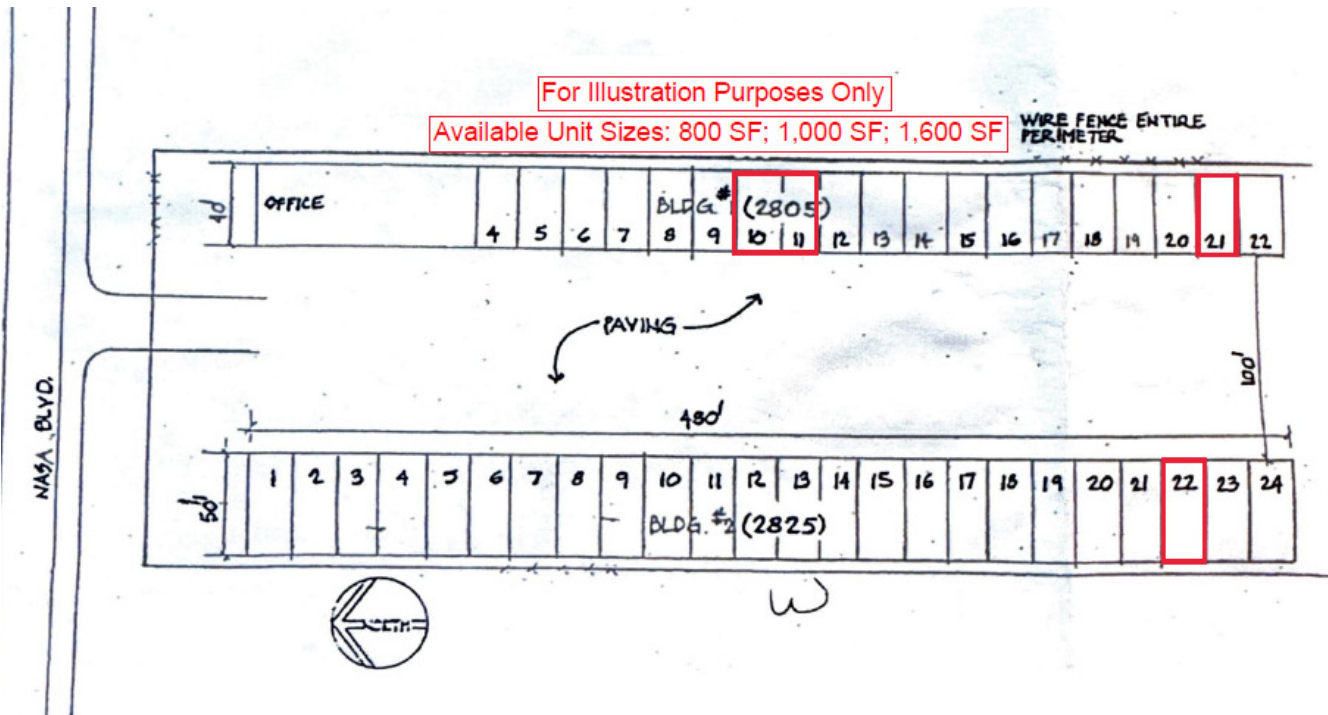


SIOR
 Individual Members
 Michael S. Ullian
 Zachary M. Ullian

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Aerial & Site Plan



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Interior Photos



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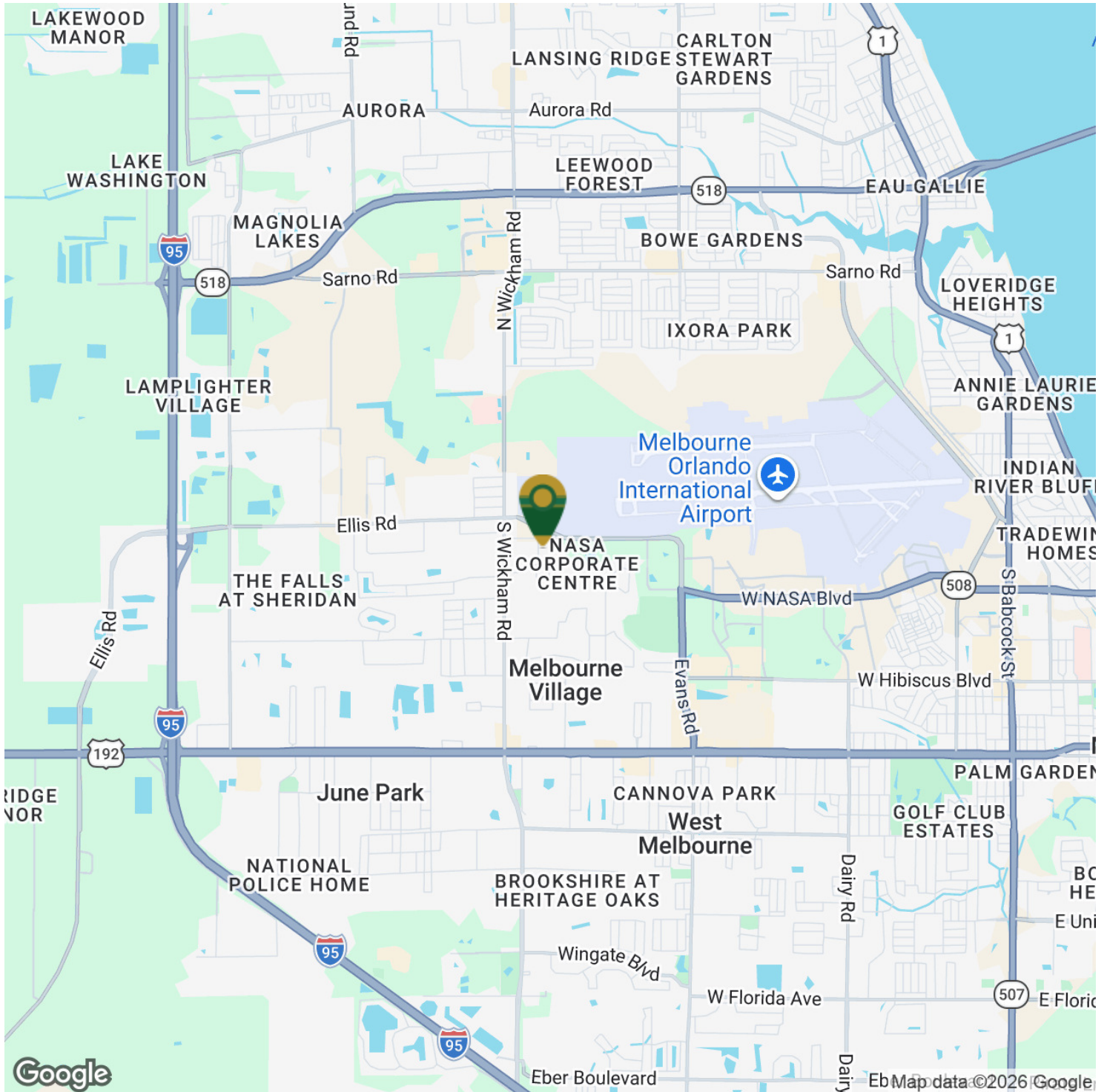


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Location Map



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