

FOR LEASE

# NEW COASTAL INDUSTRIAL PARK

650 S John Rodes Blvd. | Melbourne, FL



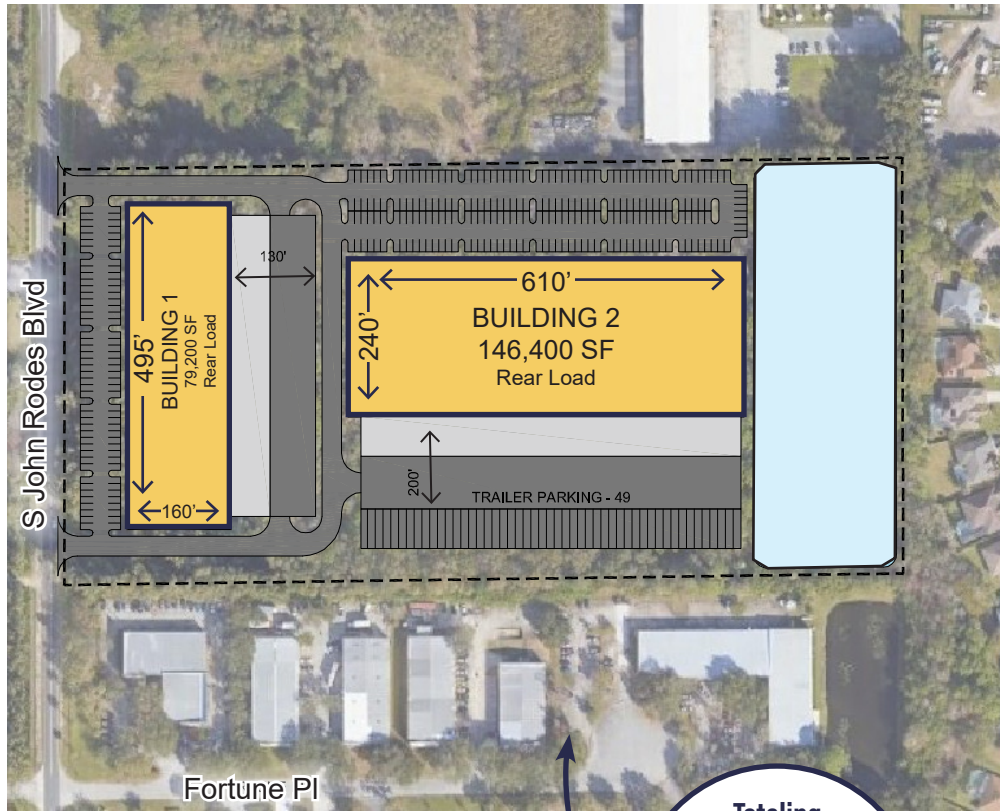
MELBOURNE'S NEWEST  
INDUSTRIAL PARK

## Highlights

- 2 New Industrial Buildings
- 79,200 SF & 146,400 SF Available
- Trailer Parking
- 18.76 Acres
- 32' Clear Ceiling Height
- 85 to 210 Employee Parking Spaces
- Immediate Proximity to I-95 at Ellis Rd exit
- Abundance of Amenities close by



# Building Specifications



**Totaling  
225,600SF  
Warehouse  
on 18.76 Acres**

	Building 1	Building 2
TOTAL SF AVAILABLE	79,200 SF	146,400 SF
OFFICE	Build-to-Suit	Build-to-Suit
BUILDING TYPE	Tilt-wall	Tilt-wall
BUILDING DIMENSIONS	495' x 160'	610' x 240'
CLEAR HEIGHT	32'	32'
COLUMN SPACING	54' x 50'	54' x 50'
LOADING DOORS	24 (9' x 10')	40 (9' x 10')
DRIVE-INS	2 (12' x 14')	2 (12' x 14')
TRUCK COURT DEPTH	130'	200'
EMPLOYEE PARKING	85 Spaces	210 Spaces
TRAILER PARKING	No	49 Spaces
SPEED BAY	60'	60'
SPRINKLER	ESFR	ESFR
ROOF SYSTEM	(R-11 Insulated)	(R-11 Insulated)
LIGHTING	LED	LED
ELECTRICAL SERVICE	1,000 Amps	1,200 Amps
ZONING	Industrial	Industrial

Melbourne is a hub for aerospace and defense industries. It is home to major aerospace companies and institutions such as Northrop Grumman, Harris Corporation, and Embraer Executive Jets. The presence of these industry leaders makes Melbourne an attractive location for businesses operating in the aerospace and defense sectors.



# WEST MELBOURNE LOCATION OVERVIEW



# Regional Demographics

LABOR FORCE	5 MILE	10 MILE	20 MILE
POPULATION	97,281	304,388	464,779
HOUSEHOLDS	39,864	126,990	197,100
HOUSEHOLD INCOME	\$88,115	\$95,024	\$98,585

## Melbourne Highlights

- Immediate access to I-95
- Excellent access to Highway A1A
- Class A construction and amenities
- Minutes from Melbourne International Airport, Downtown Melbourne and Port Canaveral, one of the busiest cruise ports in the world, offering access to international shipping routes
- Close proximity to L3Harris and Northrop Grumman

## Key Insights

Coastal Industrial Park is conveniently located with excellent road access, which enables efficient transportation and logistics operations.

The industrial property's location can offer proximity to ports, airports, and rail connections. Melbourne International Airport is nearby, providing convenient air freight options.

Melbourne has a strong labor pool, which is crucial for industrial operations. The region has a skilled workforce with experience in manufacturing and logistics, making it easier to find and hire qualified employees.

# LOCATED IN Florida's Epicenter

## NEW COASTAL INDUSTRIAL PARK

### Major Cities

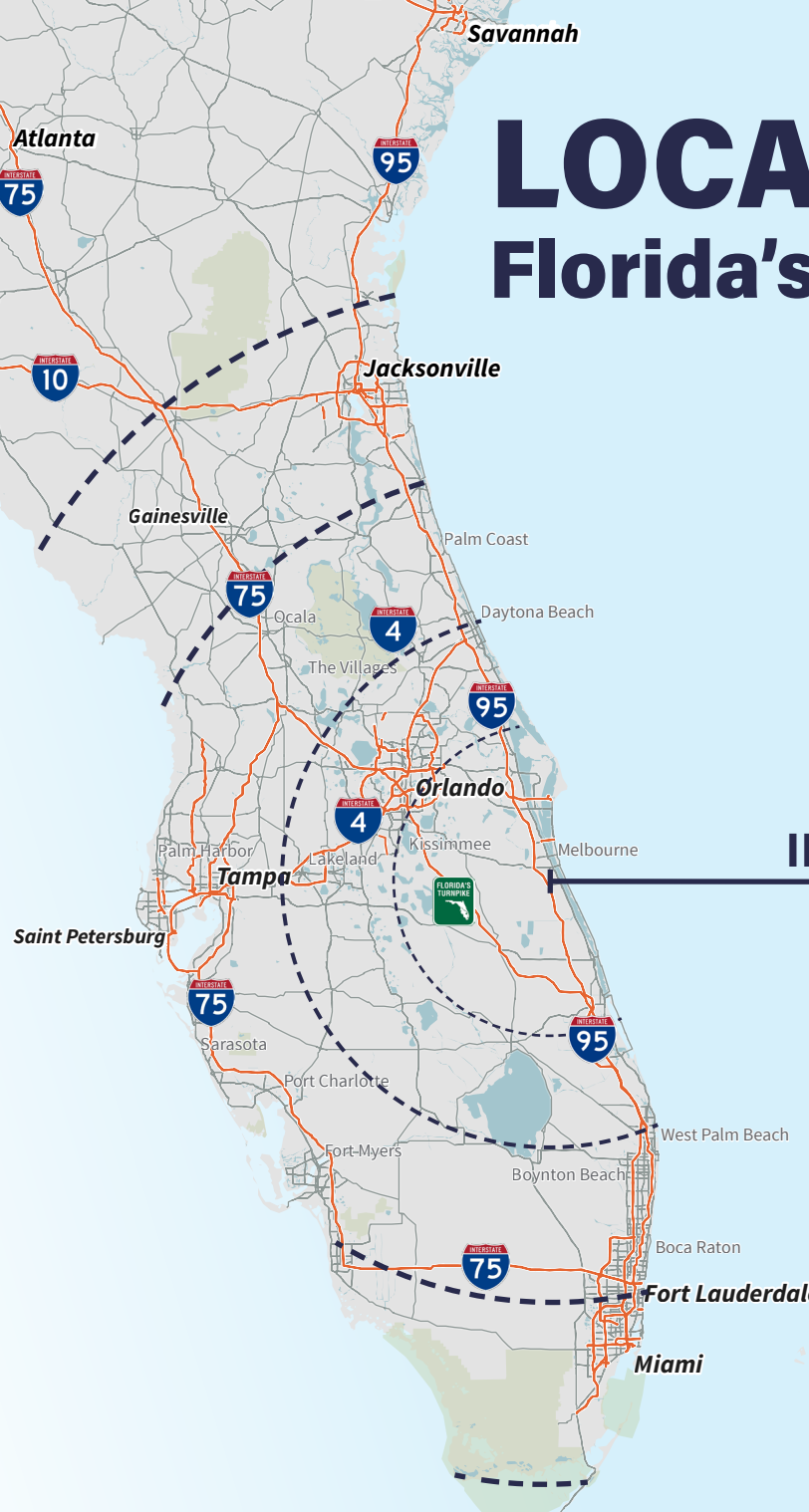
Orlando	64 Miles
Tampa	132 Miles
Jacksonville	170 Miles
Miami	177 Miles
Savannah	310 Miles
Atlanta	502 Miles

### Major Transportation Hubs

Melbourne Int'l Airport	5 Miles
Port Canaveral	28 Miles
Orlando Int'l Airport	56 Miles
Tampa Int'l Airport	128 Miles

### Major Highways

I-95	0.7 Miles
192	1.7 Miles
US-1	6.2 Miles
A1A	9.5 Miles
I-4	65 Miles
FL Turnpike	71 Miles



**KEY DRIVE TIMES**



# Contact

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