



SPACE FOR LEASE | Industrial

1620 Tangerine St & 820 E Fee Ave Melbourne, FL



HIGHLIGHTS

- Warehouse Units Available
- Multiple Unit Sizes
- Location | Downtown Melbourne

FOR INFO

Luke Brown
Associate
603.244.8052
luke@teamlbr.com

Michael Moss II
Associate
321.266.1150
mmoss@teamlbr.com

Mike Moss, SIOR
Principal
321-543-2498
mike@teamlbr.com



SUMMARY

The Industrial Team at Lightle Beckner Robison, Inc. is excited to present space for lease at 1620 Tangerine St & 820 E Fee Ave Melbourne, FL. With clear span warehouse space of multiple sizes, this property offers an opportunity for storage, assembly, warehousing, etc. Located in Downtown Melbourne off of US-1 and 6.8 MI from I-95, these suites allow tenants to be positioned in the Southern end of the County with easy access to all major surrounding thoroughfares and ability to serve both Brevard County and Indian River County.

Contact our team today to learn more about this opportunity!

AVAILABLE UNITS

Building Unit	Square Footage (Approx.)	Lease Rate
3 (Back)	1,000	\$13.00/SF/YR NNN (\$3.58)
1 (Front)	2,100	\$13.50/SF/YR NNN (\$3.58)
4 (Front)	960	\$13.50/SF/YR NNN (\$3.58)
6 (Back)	6,200	\$9.25/SF/YR NNN (\$3.58)

PROPERTY PHOTOS



ADDITIONAL IMAGES



ADDITIONAL INFORMATION



Unit 3:

- Bay Doors: (2) 10'x12'
- LED Lighting
- New Office Buildout
- +/-16' Minimum Clear Height

Unit 4:

- Bay Doors: (3) 8'x8'
- LED Lighting
- New Office Buildout
- 4 Parking Spaces

Unit 1:

- Bay Doors: (2) 12'x12'
- LED Lighting
- Fully HVAC
- 15' Clear Heights

Unit 6:

- Bay Doors: (3) 10'x12'
- LED Lighting
- +/-0.15 AC of Outdoor Storage/ Extra Parking