



Left Lane West Melbourne

US 192, WEST MELBOURNE, FL

BUILD-TO-SUIT OPPORTUNITY LOCATED IN THE SPACE COAST REGION

- 46.62 acres zoned Gateway Interchange (GTWY-I)
- For Lease up to 1,500,000 square feet of commercial/industrial uses
- ¼ Mile to I-95 on ramps (North and South bound)
- Over 2,200' of frontage on St. Johns Heritage Parkway
& over 1,050' of frontage on US-192

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Left Lane, US 192, West Melbourne

DETAILS:

46.62 acres zoned Gateway Interchange (GTWY-I)
City of West Melbourne Parkway Interchange (PI)

Wide range of permitted uses including:

- Commercial (Retail, Hotels, Restaurants, Office, etc.)
- Industrial (Warehouse, R&D, Storage, etc.)
- Residential
- Institutional (Cultural Facilities, Community Centers, etc.)



Aerial Of Location

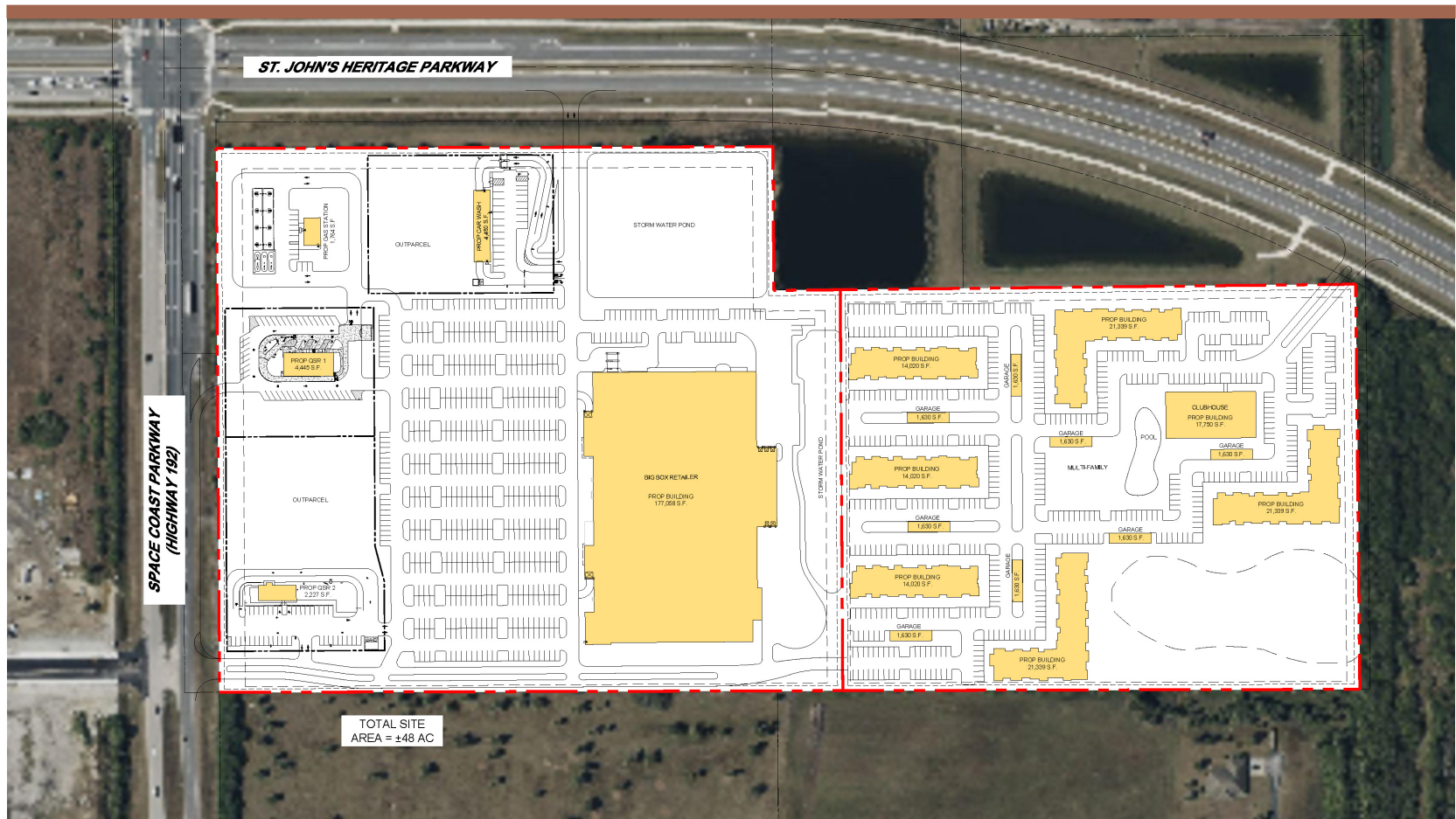


Aerial Of Location

SITE PLAN

The site plan shows six (6) outparcels, one (1) big box retailer, and 300 residential units that will be split between six buildings along the US-192 and newly constructed St. Johns Heritage Parkway.

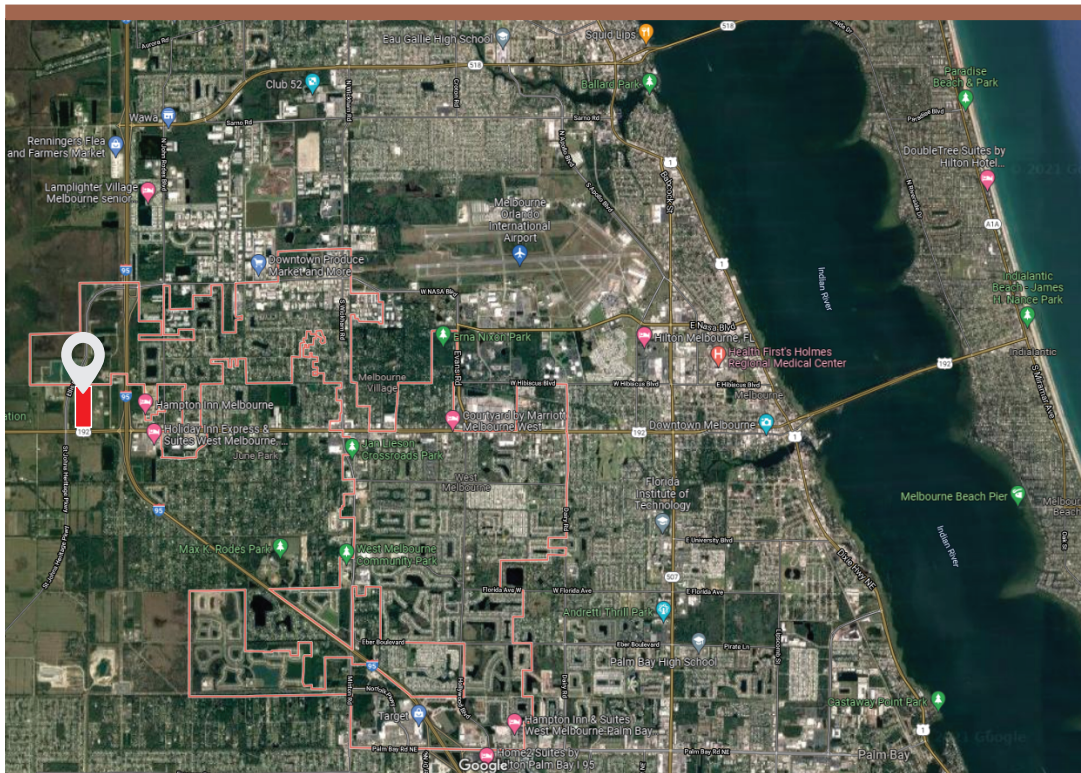
Zoning allows for a maximum development potential of up to 1,500,000 square feet of commercial/industrial uses.



Property Location Highlights

1/4 MILE TO I-95 ON RAMPS (NORTH AND SOUTH BOUND)

PRIME REGIONAL CORNER SITE AT US-192 AND ST. JOHNS HERITAGE PARKWAY



Location Map

LOCATION IS KEY:

- Located on US-192 & St. Johns Heritage Parkway
- **I-95:** ¼ mile
- **Orlando:** 65 miles
- **Cape Canaveral:** 28 miles

High visibility location at the northeast corner of US 192 and SJHP, west of Interstate 95 and east of the St. Johns Heritage Parkway.

Left Lane West Melbourne is a rare, large, class-a site allowing for a wide range of permitted uses located on US 192 between I-95 and the newly constructed St. John Heritage Parkway.