

FOR SALE

John Rodes Industrial Park

660 N John Rodes Blvd, Melbourne, FL 32934

PROPERTY FACTS

Complex Area:	90,600 Sq. Ft.
Buildings:	Building A: 18,100 Sq. Ft. Building B: 20,000 Sq. Ft. Building D: 40,000 Sq. Ft. Building E: 7,500 Sq. Ft. Building F: 5,000 Sq. Ft.
Parcel Size:	18.52 Acres
Unit Range:	2,500-40,000 Sq. Ft.
Zoning:	M1—Light Industrial Manufacturing, Warehousing, Office uses.
Associated Site Address:	640, 660/664, 670 & 680 N John Rodes Blvd

Listing Price: \$12,900,000



OFFERING SUMMARY

John Rodes Industrial Park is a multi-building industrial park totaling 90,600 SF on 18.52 acres in Melbourne, Florida. The property combines in-place industrial tenancy with meaningful vacancy upside and flexible building configurations for investors, owner-users, or users seeking scale in Brevard County's established industrial corridor.

KEY VALUE DRIVERS

- **Multi-building industrial park** with flexible unit sizes and separate occupancy options.
- **Existing tenancy plus vacancy upside** without publishing rental economics in the offering package.
- **Functional industrial features** with overhead doors, 3-phase power in most buildings and truck circulation.

LOCATION POSITIONING

Central Melbourne industrial location with access to I-95, US-1, Melbourne Orlando International Airport, and nearby aerospace, defense, technology, healthcare and manufacturing demand drivers.



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*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscree.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

INVESTMENT HIGHLIGHTS

SALE
OPPORTUNITY

John Rodes Industrial Park

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WHY THIS OFFERING WORKS

- **Rare scale in Melbourne:** 90,600 SF across five industrial buildings on 18.52 acres.
- **Flexible buyer profile:** Fits an investor, owner-user, or buyer seeking a phased occupancy/lease-up strategy.
- **Immediate leasing upside:** Several vacant spaces can be marketed individually or combined for larger industrial requirements.
- **Large-block potential:** Building D provides a 40,000 SF opportunity that can support larger users or be divided based on demand.
- **Land component:** Additional site area may support future yard, outdoor storage or operational flexibility subject to buyer planning, permitting and applicable approvals.
- **Strong location story:** The site sits near major industrial and aerospace-related employers and provides access to I-95, US-1 and the Melbourne airport.

STABILIZED + UPSIDE

In-place tenants establish industrial use history while vacant buildings/units create a clear path to added occupancy.

OWNER-USER FLEXIBILITY

A buyer can occupy vacant space while maintaining existing tenancy or structure a phased lease-up plan.

INDUSTRIAL FUNCTIONALITY

Overhead doors, truck circulation, 3-phase power in most buildings and office/warehouse layouts support a wide range of users.

SALE POSITIONING

John Rodes Industrial Park presents a compelling opportunity for investors and owner-users seeking scale, flexibility, and upside within Melbourne's established industrial corridor. With existing tenancy in place and multiple vacant spaces available for lease-up or occupancy, the property offers several paths to value creation, including stabilizing vacancy, accommodating an owner-user, and repositioning space to capture continued industrial demand in the market.



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TENANT ROSTER

NO RENTS
DISCLOSED

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CURRENT TENANT ROSTER

Unit/ Building	Tenant / Status	Use / Positioning	Size
640/ Building A	World Electric Supply Inc.	Electric Supply Warehouse and Office/Showroom	18,100 SF
650/ Building B	Brevard County Windustrial Co.	Construction equipment / materials retail and wholesale	20,000 SF
660/ Building F	Tsunami Sunshine, LLC	Sealed inflatable repairs	2,500 SF

VACANCY SUMMARY / LEASING UPSIDE

Unit / Building	Status	Size	Opportunity
670/ Building D 1	Vacant	18,100 SF	Available for lease-up or owner-user occupancy
650/ Building B	Vacant	20,000 SF	Available for lease-up or owner-user occupancy
660/ Building F	Vacant	2,500 SF	Available for lease-up or owner-user occupancy

OCCUPANCY STORY

John Rodes Industrial Park combines in-place tenancy with near-term upside through multiple available spaces. This balance gives a buyer immediate occupancy structure while preserving flexibility to lease vacant units, accommodate an owner-user requirement, or reposition space to capture continued industrial demand in the Melbourne market.

3

CURRENT TENANTS

4

VACANT UNITS

90,600

TOTAL SF

18.52 Acres

LAND AREA



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CURRENT TENANT ROSTER

Unit/ Building	Size	Occupancy Snapshot	Functional Features
640 / Building A	18,100 SF	Occupied	3-Phase Power
650 / Building B	20,000 SF	Occupied	Drive-in overhead door, 3 phase power
670 / Building D1	16,800 SF	Vacant	Three (3) Overhead Doors, One (1) dock height door; Three (3) phase power; approx. 25% office.
670 / Building D2	23,200 SF	Vacant	One (1) Overhead Doors. Three (3) phase power; approx. 25% office.
680 / Building E	7,500 SF	Vacant	Drive-in overhead door, Three (3) phase power, Eighteen (18) ft max ceiling height; approx. 10% office, 100% HVAC.
660 / Building F1	2,500 SF	Vacant	One (1) Drive-in overhead door, 18 ft ceiling height.
660 / Building F2	2,500 SF	Occupied	One (1) Drive-in overhead door, 18 ft ceiling height.

FUNCTIONAL INDUSTRIAL FEATURES

- Multiple overhead door configurations across the park, including drive-in and dock-height access in Building D.
- 3-phase power in Buildings A, B, D and E, supporting a broader range of industrial users.
- Warehouse/office configurations with ceiling heights generally ranging from 16 to 18 feet.
- Multi-building layout allows a buyer to pursue occupancy, lease-up, or repositioning by building and user type.



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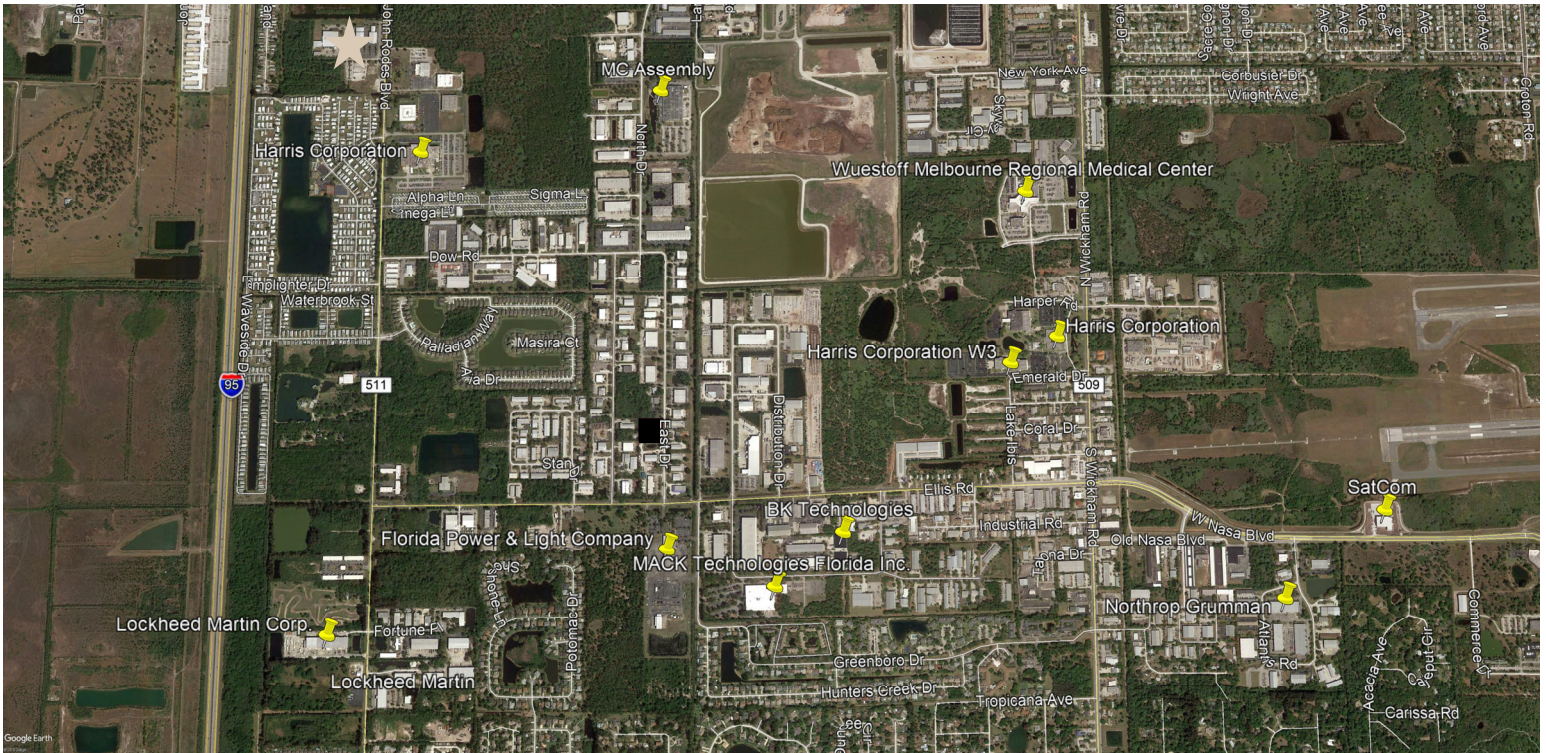
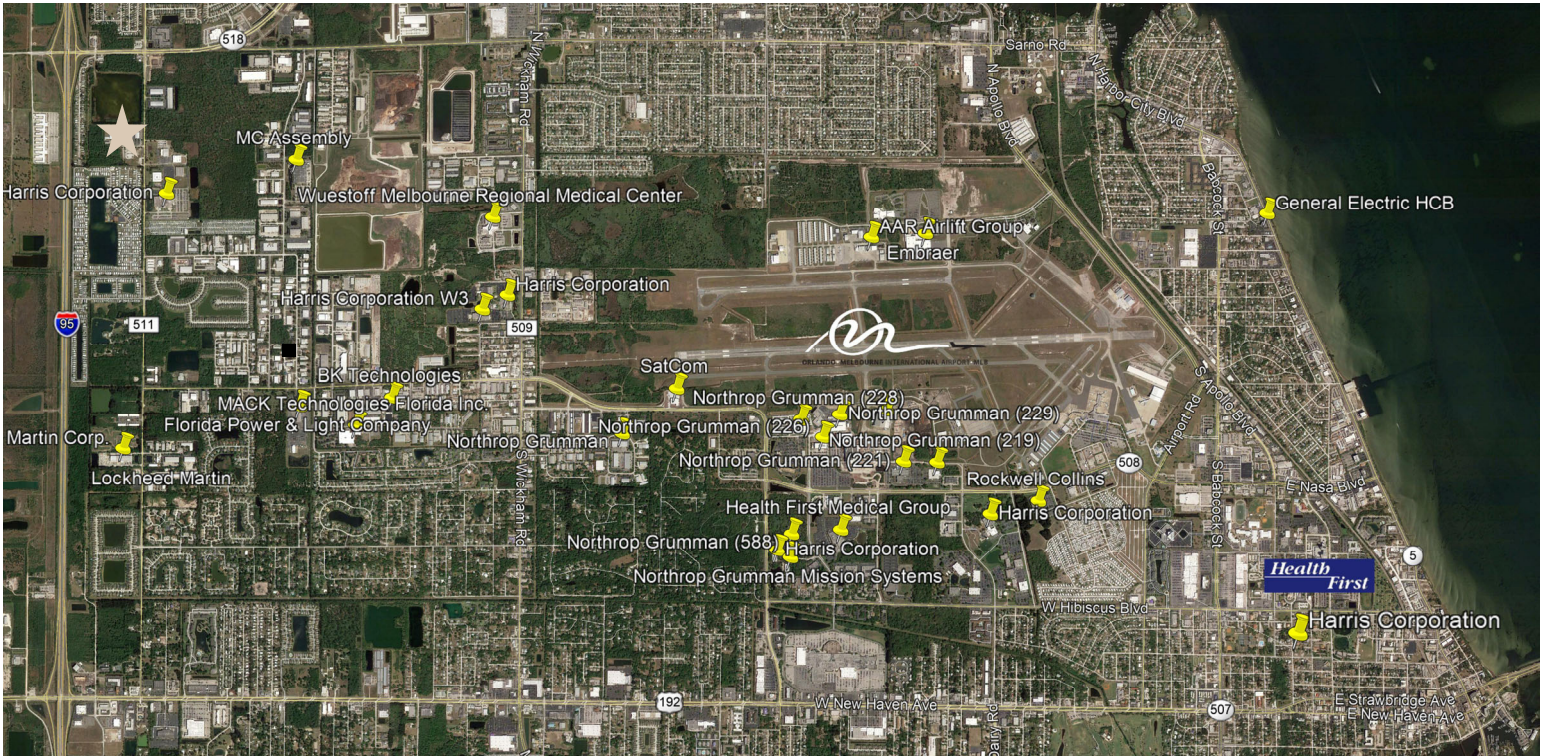
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SURROUNDING MAPS

John Rodes Industrial Park

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AERIAL

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LOCAL TENANT NAMES

John Rodes Industrial Park

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LOCKHEED MARTIN

HARRIS
CORPORATION

FLORIDA POWER &
LIGHT

HEALTH FIRST

NORTHROP GRUMMAN

ROCKWELL COLLINS

GENERAL ELECTRIC

MACK TECHNOLOGIES
FLORIDA INC.

SATCOM

MARTIN CORPORATION

MC ASSEMBLY



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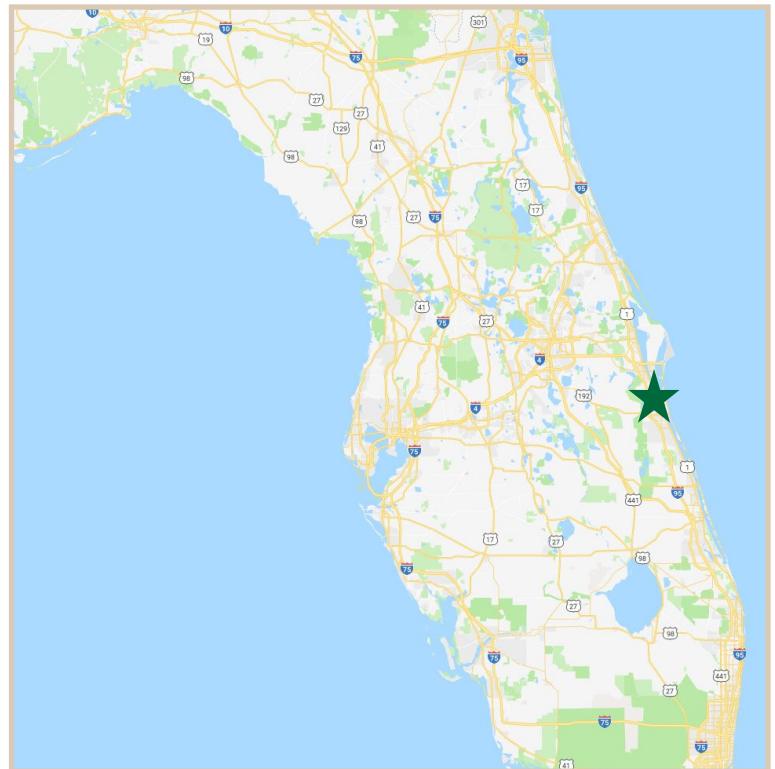
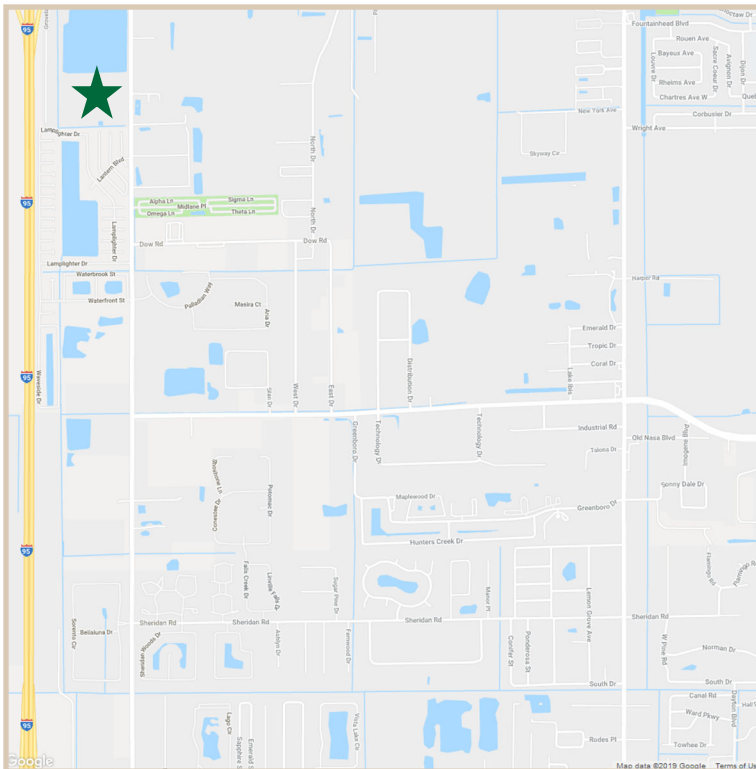
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ADDITIONAL PHOTOS

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