



**Class A Office + Warehouse
Campus for Aerospace, R&D,
Engineering and Light Industrial
Teams.**

12,784 SF Fully Renovated Flex Campus

Full renovation, polished corporate office, technical rooms and modern warehouse capacity in one secure Melbourne address.

AVAILABLE

12,784 SF

LEASE RATE

\$19.95

SF/YR NNN

SITE

1.62 AC

ZONING

M1

Light Industrial



**Schedule a Tour
This Week**

Scan to email the listing broker with a pre-filled tour request.



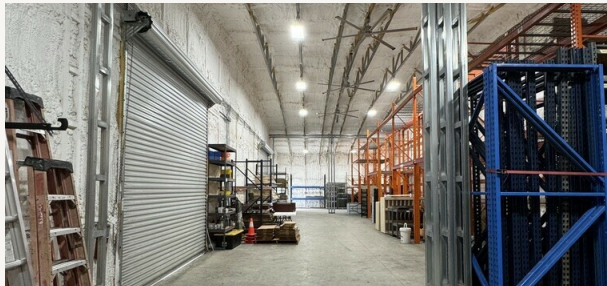
Rob Beckner 321.863.3226
Rob@TeamLBR.com

Fully Renovated for Office Polish and Operational Utility.

3143 Skyway Circle pairs fully renovated Class A office space with a fully insulated 2020 warehouse/technical building, giving technical users a single site for leadership, engineering, prototyping, testing and support.



Client-Ready Executive Office and Collaboration Areas



Modern Warehouse/Technical Space with 16' Clear Height

Best-Fit Users

- Aerospace and defense suppliers
- Engineering, testing and systems integration teams
- R&D; , prototyping and technical operations
- Corporate office users needing warehouse support

Class A Office Highlights

- 11 private offices, including an executive office with private washroom
- Large training/open areas, bullpen, lobby, kitchen and executive conference room
- Five dedicated tech stalls, four bathrooms and on-site Class A safe for tenant use
- 3-phase power, 120-240 volt

Warehouse + Technical Highlights

- Fully insulated warehouse built in 2020
- 16' clear height with industrial racking, lighting, ceiling fans and exhaust fan
- Two roll-up grade-level doors plus two standard entry doors
- 1,200 SF epoxy floor in technical room and loading area

Fully Renovated. Move-In Ready.

A full Q1 2026 renovation delivers a polished, professional facility ready for Space Coast aerospace, advanced technology, corporate office and R&D; operations.



Renovation Highlights

Recent improvements strengthen the property's first impression and support a smoother move-in experience.

1 Interior/exterior repaint
Updated presentation for visits and leadership teams.

2 Windows + metal frames
Re-caulked windows and painted metal frames.

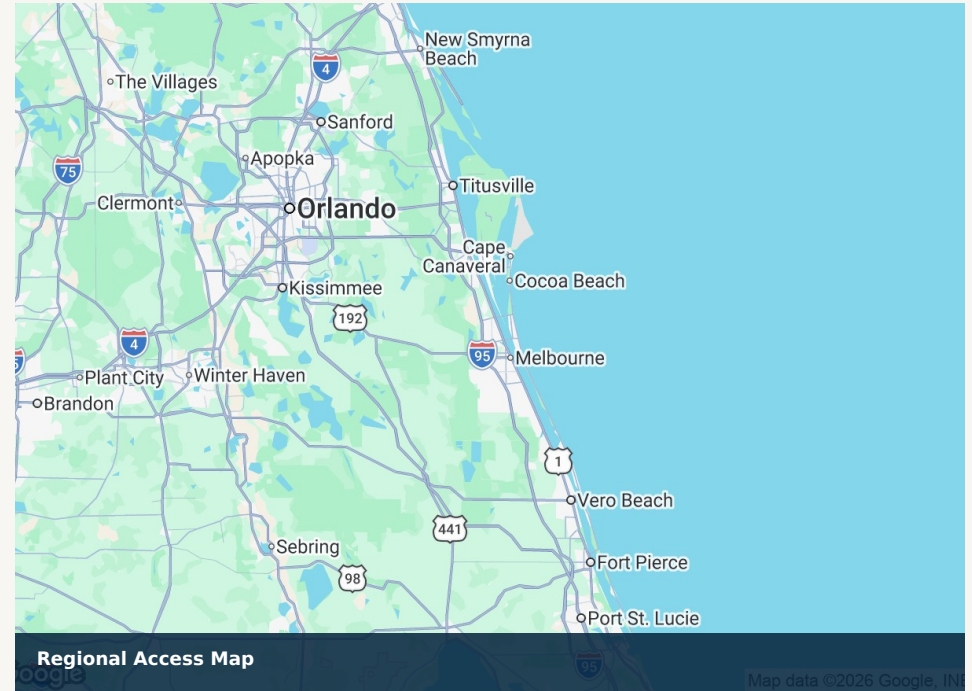
3 2,500+ SF new flooring
Cleaner first impression and faster occupancy prep.

4 Kitchen appliances
New refrigerator, dishwasher and microwave.

5 Roof + AC maintenance
Metal roof and comprehensive AC maintenance completed.

6 Landscaping overhaul
Improved arrival around office and warehouse.

Prime Space Coast Access for Technical Teams.



HIGHWAY ACCESS

+/- 3 miles

I-95 via Sarno + Ellis

AIRPORT ACCESS

< 5 miles

Melbourne Orlando Int'l

CAMPUS FORMAT

2 buildings

Office + warehouse

NEXT STEP

Tour

Scan, call or email



Ready to evaluate fit? Scan to request tour times and floor plans.

The QR opens a pre-filled email to the listing broker.

ROB BECKNER

Listing Contact

321.863.3226



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Office, Lobby and Interior Gallery.

A closer look at the fully renovated office environment, including reception, executive areas, private offices and team spaces.



Exterior Approach



Front Exterior



Lobby / Reception



Executive Office / Conference



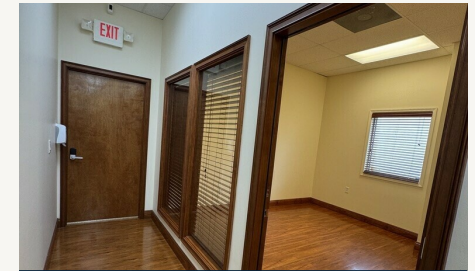
Executive Conference Room



Office Corridor



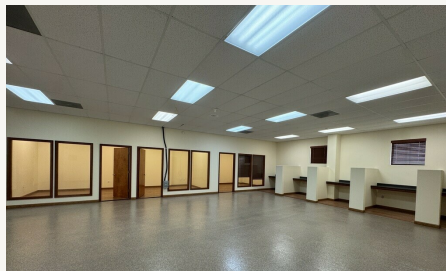
Executive Office



Office Entry Detail



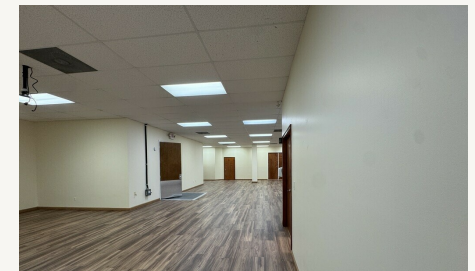
Private Office View



Training / Open Area



Break / Support Room



Open Office Area

Warehouse, Exterior and Location Gallery.

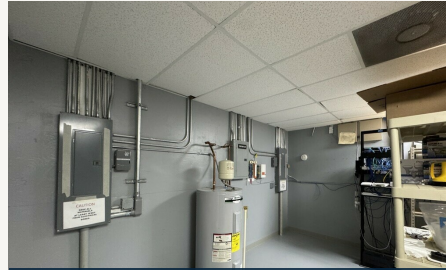
Additional views of the warehouse, technical areas, exterior access, site context and regional location.



Bullpen / Team Room



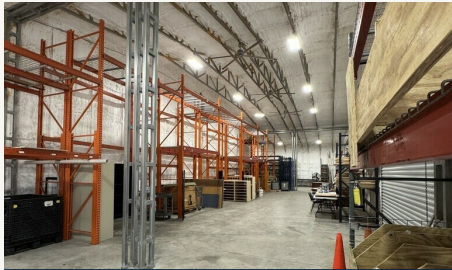
Interior Access / Utility



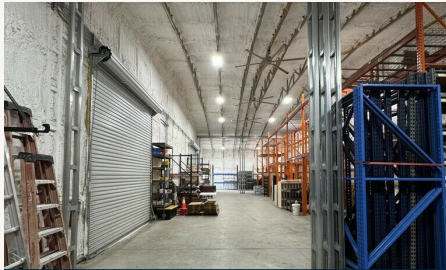
Mechanical / Technical Room



Class 5 Vault



Warehouse Racking



Warehouse Bay



Office Building Exterior



Warehouse Exterior



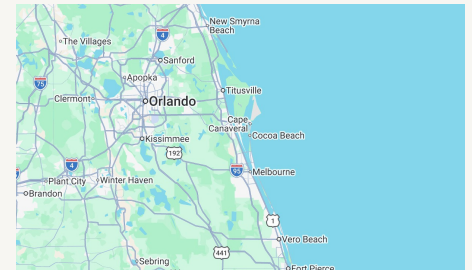
Warehouse Drive Aisle



Grade-Level Loading



Site Aerial



Regional Map