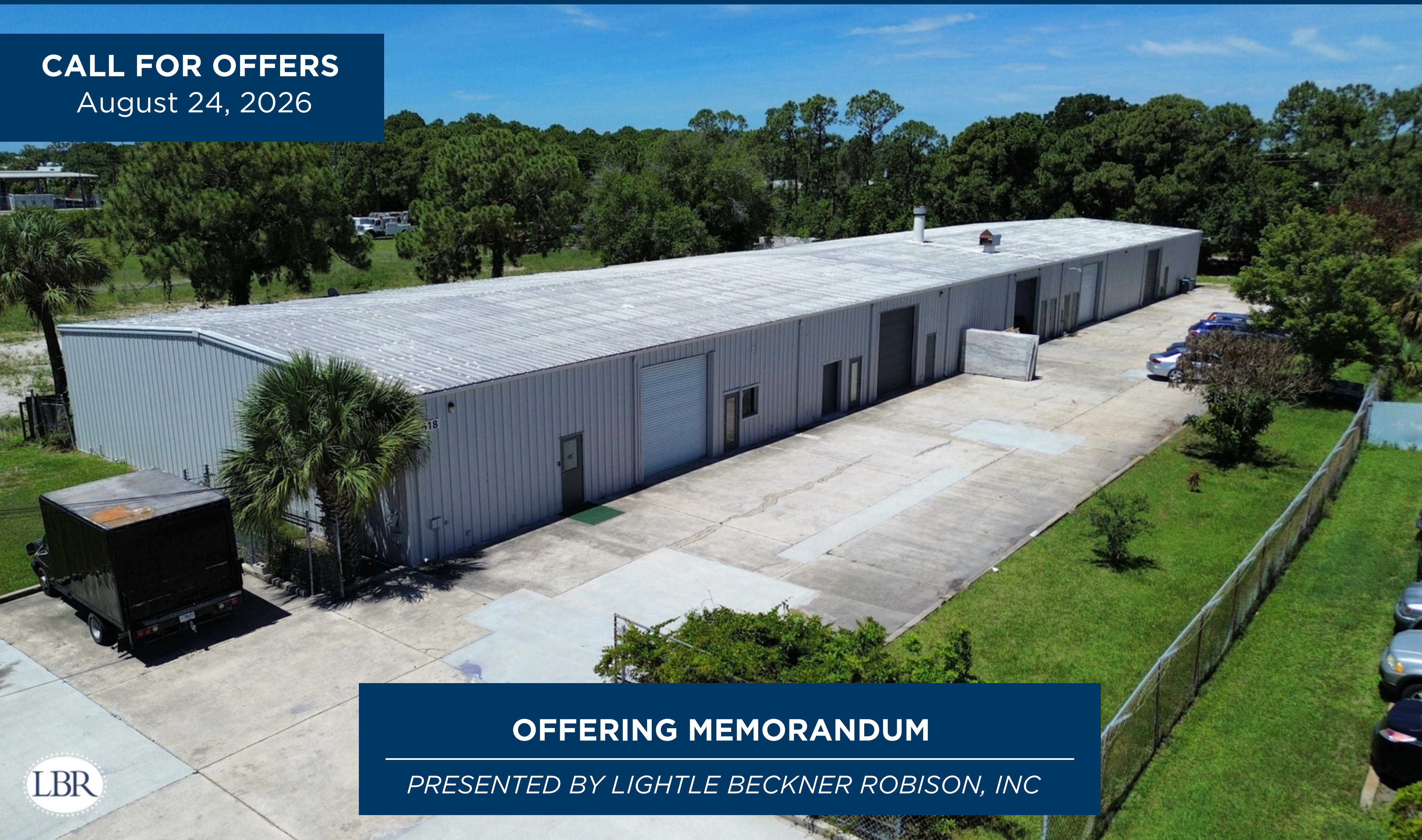
618 Washburn Road
MELBOURNE FLORIDA

MULTI-TENANT | VALUE-ADD OPPORTUNITY

CALL FOR OFFERS
August 24, 2026



OFFERING MEMORANDUM

PRESENTED BY LIGHTLE BECKNER ROBISON, INC

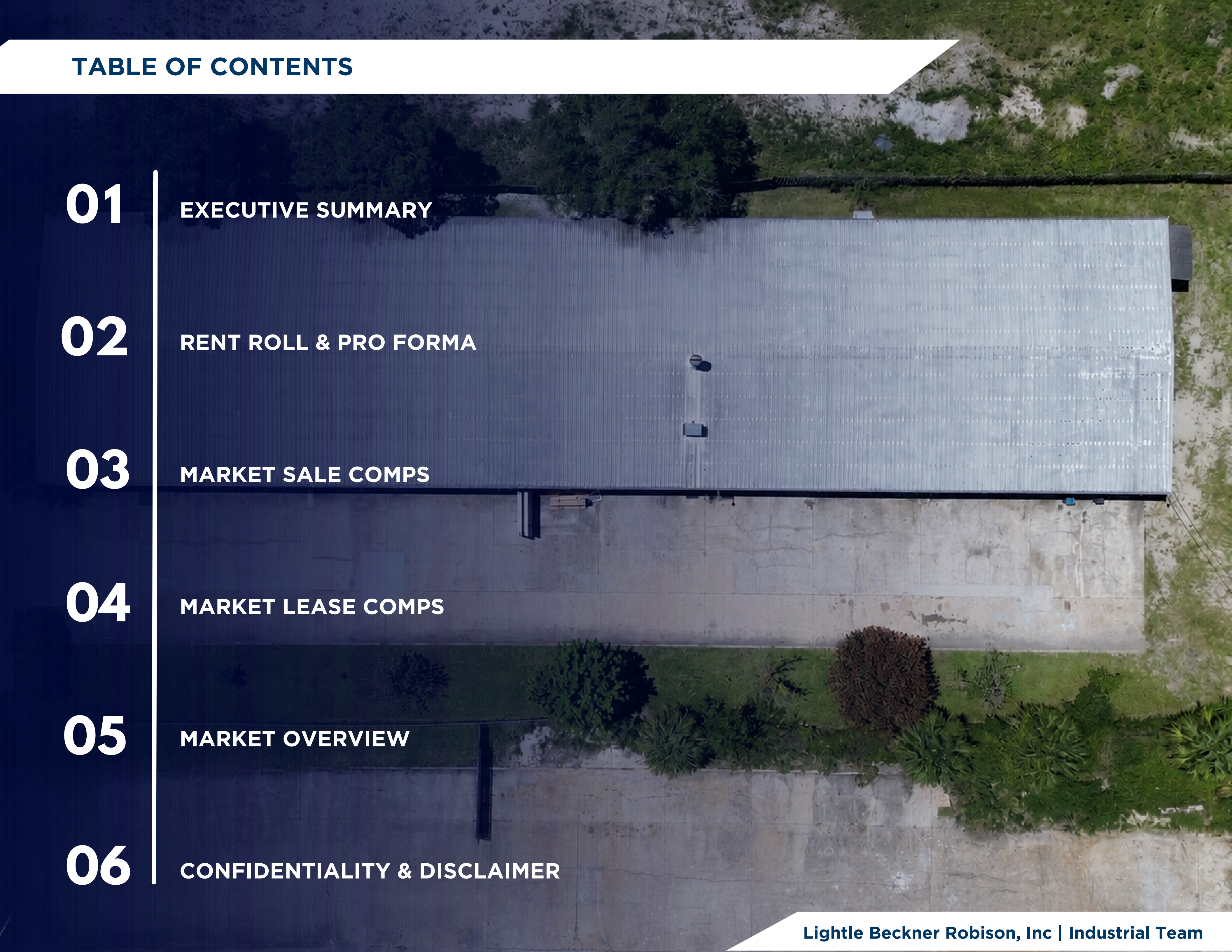


TABLE OF CONTENTS

EXECUTIVE SUMMARY

OVERVIEW

The industrial team at Lightle Beckner Robison, Inc. is pleased to present an exclusive offer to purchase 618 Washburn Road in Melbourne, Florida. The property consists of 15,000 rentable square feet across 5 units, sitting on 1.00 acres with one point of ingress & egress and is located 1.5 Miles from Interstate 95 in Melbourne's main industrial corridor.

The property is currently divided into five separate units ranging from 1,500-4,500 square feet; there are currently three tenants occupying units A, C, & D, and units B & E are currently vacant with D joining them September 1.

Improvements recently made include building repaint, restroom renovations, electrical panel repairs & upgrades, new metal siding, new HVAC in Unit A, LED lighting upgrades, gutter and downspout replacements, bay door replacements, concrete repairs, and a roof re-coat credit applied by the Seller at closing.

PROPERTY HIGHLIGHTS

Total Square Footage 15,000

Bay Door Count .... (5) 12'x12'

Unit Count 5

Total Acreage 1.00

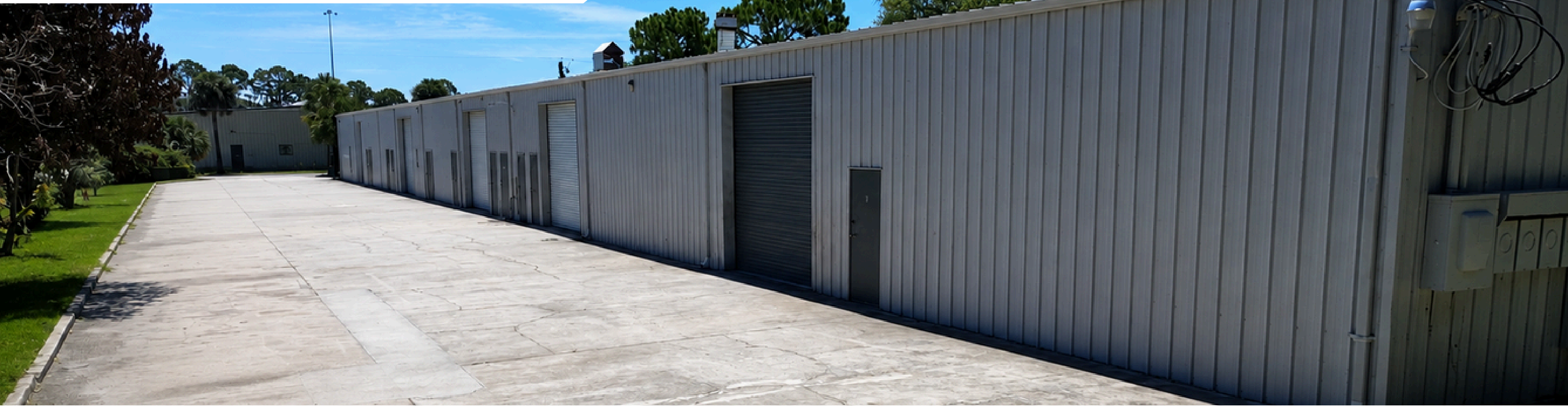
Zoning .... M1 - Light Industrial

Construction .... Metal

Power .... 3 Phase & Single Phase

Clear Height .... +/-14'

RENT ROLL & PRO FORMA



618 Washburn Rd | Rent Roll & Future Cash Flow Model										
Tenant	Unit	Square Footage	In Place (Current)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Nova Aviation	A	4,500	$ 48,375	$ 48,375	$ 49,826	$ 56,250	$ 57,938	$ 59,676	$ 61,466	$ 63,310
Leased	B	1,500	-	$ 18,750	$ 19,406	$ 20,085	$ 20,788	$ 21,516	$ 22,269	$ 23,049
Rocket Granite	C	3,000	$ 34,500	$ 34,500	$ 35,535	$ 36,601	$ 37,699	$ 38,830	$ 39,995	$ 41,195
Florida Door Control	D	1,500	$ 19,500	$ 18,750	$ 19,406	$ 20,085	$ 20,788	$ 21,516	$ 22,269	$ 23,049
Vacant	E	4,500	-	$ 51,750	$ 53,303	$ 54,902	$ 56,549	$ 58,245	$ 59,992	$ 61,792
Total		15,000	$ 102,375	$ 172,125	$ 177,476	$ 187,924	$ 193,762	$ 199,783	$ 205,992	$ 212,394

**Future Cash Flow Model does not account for vacancy or lease up time upon vacancy*

INVESTMENT HIGHLIGHTS

Current NOI
$102,375

NNN
$4.35/Sf/Yr

PRO FORMA RENT
$11.50-$13.00/Sf/Yr

PRO FORMA CAP
8.40% Year 1
9.16% Year 3

Multi-tenant value add opportunity to fill vacancy at market rents and perform improvements such as adding unit restroom(s). Pro forma cap rate includes a $100,000 CapEx budget added in addition to a $1,950,000 purchase price.

DATA KEY

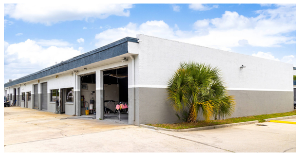
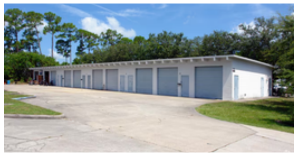
NNN Leases In Place
Pro Forma Rent Numbers
Pro Forma NOI

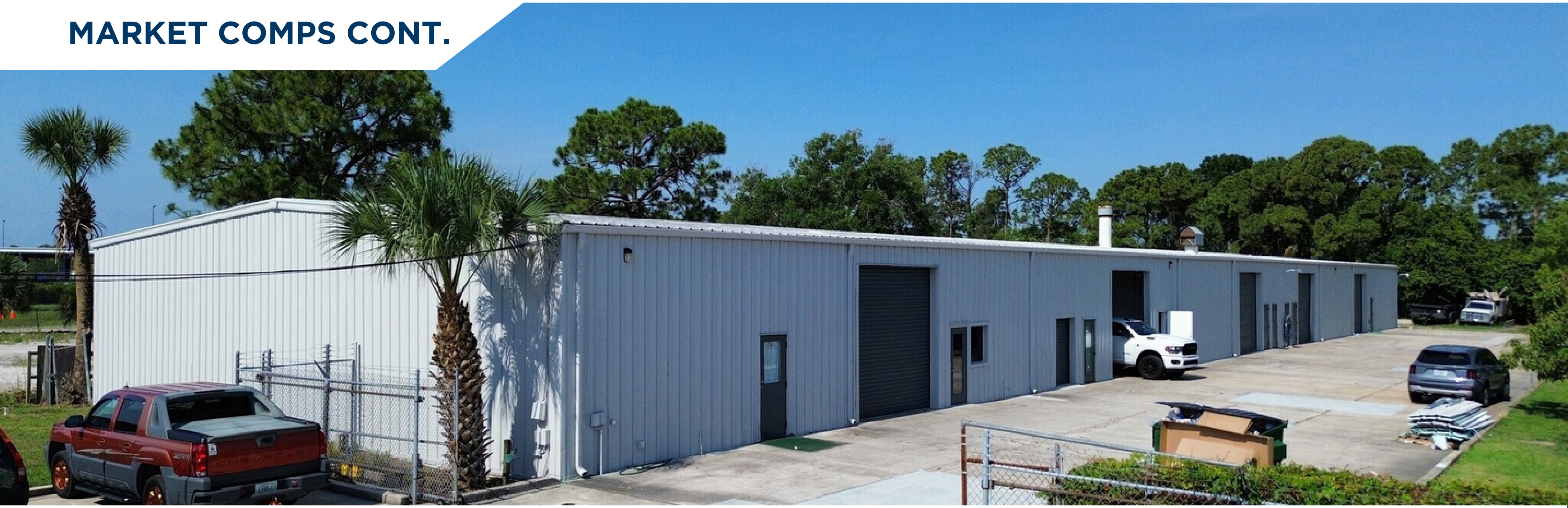
LEASE EXPIRATIONS

Unit A: 03/31/2028
Unit C: 04/30/2028
Unit D: 08/31/2026

MARKET COMPS

SALE COMPS

	ADDRESS	TYPE	ACRES	SQFT	SALE DATE	PRICE	PER/SF
	700 Atlantis Rd Melbourne, Florida	Small Bay Warehouse	2.05	31,250	06/2026	$4,900,000	**$156**
	658 Eyster Blvd Rockledge, Florida	Small Bay Warehouse	0.48	5,600	04/2025	$875,000	**$156**
	4155 Dow Rd Melbourne, Florida	Small Bay Warehouse	5.13	50,600	12/2025	$7,200,000	**$142**
	6958 Sonny Dale Dr Melbourne, FL	Small Bay Warehouse	0.99	6,930	01/2026	$1,030,000	**$148**



LEASE COMPS

Address	Sqft	Rate	Type	Length	Sign Date	Distance (from subject)
618 Washburn Rd, Melbourne	1,500 (2)	$ 13.00	NNN	1 Yr	Q2/Q3 2025	N/A
835 Washburn Rd, Melbourne	3,750	$ 12.00	NNN	1 Yr	Dec-25	0.1 MI
700 S John Rodes Blvd, Melbourne	2,700	$ 13.50	NNN	2 yr	Mar-26	2.9 MI
1798 Agora Cir, Palm Bay	2,000	$ 15.00	MG	1 Yr	Apr-26	12.8 MI
820 E Fee Ave, Melbourne	1,000 (4)	$ 13.50	NNN	1 Yr-5 Yr	Q1-Q3 26	7.1 MI
515 Distribution Dr , Melbourne	6,855	$ 12.50	NNN	3 Yr	Jan-26	2.7 MI
550 Gus Hipp Blvd, Rockledge	5,000	$ 13.50	NNN	5 Yr	Apr-26	15.5 MI
525 Gus Hipp Blvd, Rockledge	5,000	$ 13.00	NNN	5 Yr	Jun-26	15.5 MI
1765 Jack Oates Blvd, Rockledge	6,900	$ 14.25	NNN	3 Yr	Jan-26	17.0 MI

MARKET OVERVIEW

Florida's Space Coast is a world-renowned aerospace, aviation, and manufacturing hub. The city is home to major aerospace and aviation companies, such as Northrop Grumman, L3Harris Corporation, Collins Aerospace, Embrear, Dassault Falcon, Thales, Satcom Direct, and more who are all contributing to the region's reputation as a key player in the manufacturing, defense, aviation and aerospace sectors.

Located in the southern region of the County lies Melbourne International Airport (MLB) which serves as a crucial asset for transportation. With over 20,000 people working on the airport grounds everyday it is said to be America's fastest growing aviation and aircraft manufacturing center, contributing almost $3 billion to the economy annually.

The Space Coast is also one of the nation's 10 most undervalued housing markets, according to a recent report by the National Association of Realtors, and was ranked #4 on U.S. News & World Report's recent ranking of the top places to retire in the U.S. It has also been voted the #10 best place to live in the United States and over the last five years has brought in over 10,000 high tech jobs and a skilled labor workforce.

WHY CHOOSE THE SPACE COAST?

RANKED #1
Business
Tax Climate

RANKED #3
WageGrowthin
the U.S

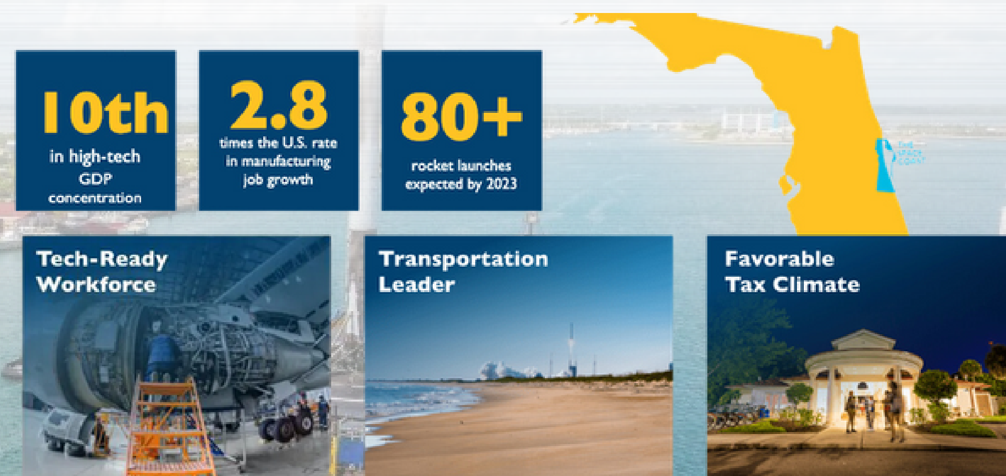
RANKED #1
High-Tech
Economy in FL

#1 CRUISE PORT
2022 & 2023 For
Travel / Seatrade

https://spacecoastedc.org/locate-expand/why-the-space-coast/

KEY MARKET DYNAMICS

- **TOP 10** US MARKETS FOR RENTAL GROWTH
- **VACANCY OF +/-3.9%** AS OF Q4 2025
- AVERAGE RENT/SF/YR OF **$13.52/SF NNN** Q1 2026
- AVERAGING OVER **7% YOY** RENT GROWTH
- HOME TO **MULTI BILLION DOLLAR** AEROSPACE INDUSTRY
- **#2 FASTEST GROWING** TECH SECTOR IN THE U.S.



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 618 Washburn Rd Melbourne, Florida ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Lightle Beckner Robison, Inc. The material and information in the Offering Memorandum is unverified. Lightle Beckner Robison, Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property.

All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

All information contained herein believed to be true but is not warranted.

CONTACT FOR INFO

LUKE BROWN
Associate | Industrial
603.244.8052
Luke@Teamlbr.com

MIKE MOSS, SIOR
Principal | Industrial
321.543.2498
Mike@Teamlbr.com

MICHAEL MOSS II
Associate| Industrial
321.266.1150
Mmoss@Teamlbr.com

LIGHTLE BECKNER ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES