



FLEX BUILDING FOR LEASE

**PREMIER STAND-ALONE FLEX BUILDING
IN THE HEART OF MELBOURNE'S AEROSPACE SECTOR**

1235 Evans Road, Melbourne FL, 32904

20,000 SF BUILDING WITH SCIF

For more info:

Aaron Anderson

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Executive Summary



OFFERING SUMMARY

SIZE	20,000 SF
TYPE	FLEX/LAB/SCIF/R&D
RATE	\$18.50 PSF NNN
CAM	\$3.00 PSF
YEAR BUILT	1993
POWER	3 PHASE
STRUCTURE	STEEL/STUCCO
ZONING	M1
DELIVERY	JUNE 2022

PROPERTY OVERVIEW

- Single tenant, stand-alone building offered for lease
- 20,000 SF includes office, 100% HVAC flex space, and recently updated SCIF
- Solid structure with metal roof
- One dock high 12' roll up door
- +/- 60 Parking Spaces
- Lush landscaping

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LOCATION PROXIMITY

- 2 MILES TO MELBOURNE ORLANDO INTERNATIONAL AIRPORT
- 4 MILES TO I-95
- 1 HOUR TO ORLANDO
- 2 MILES TO HOSPITALS
- 5 MILES TO NEAREST BEACH

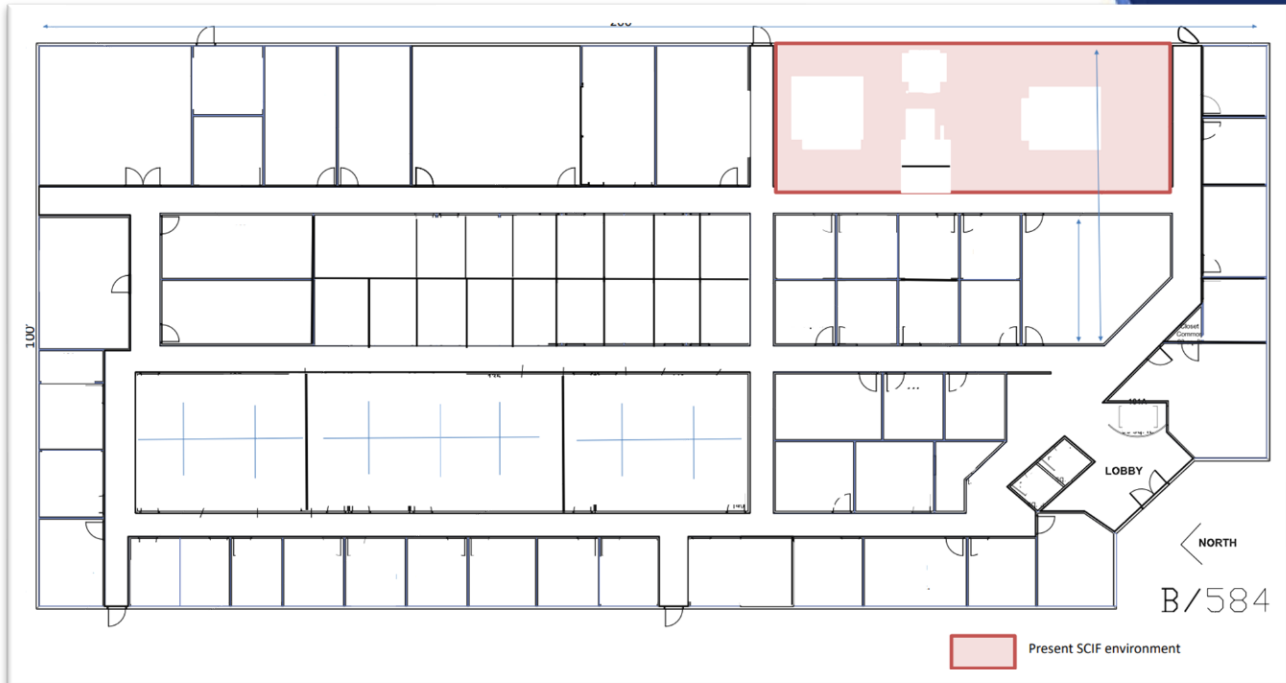
LOCATION SUMMARY

Situated in the heart of Melbourne's Tech and Aerospace hub, 1235 Evans Road is conveniently located close to international airports, Melbourne Square Mall, and Melbourne's main retail corridor with an abundance of shopping and restaurants.

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