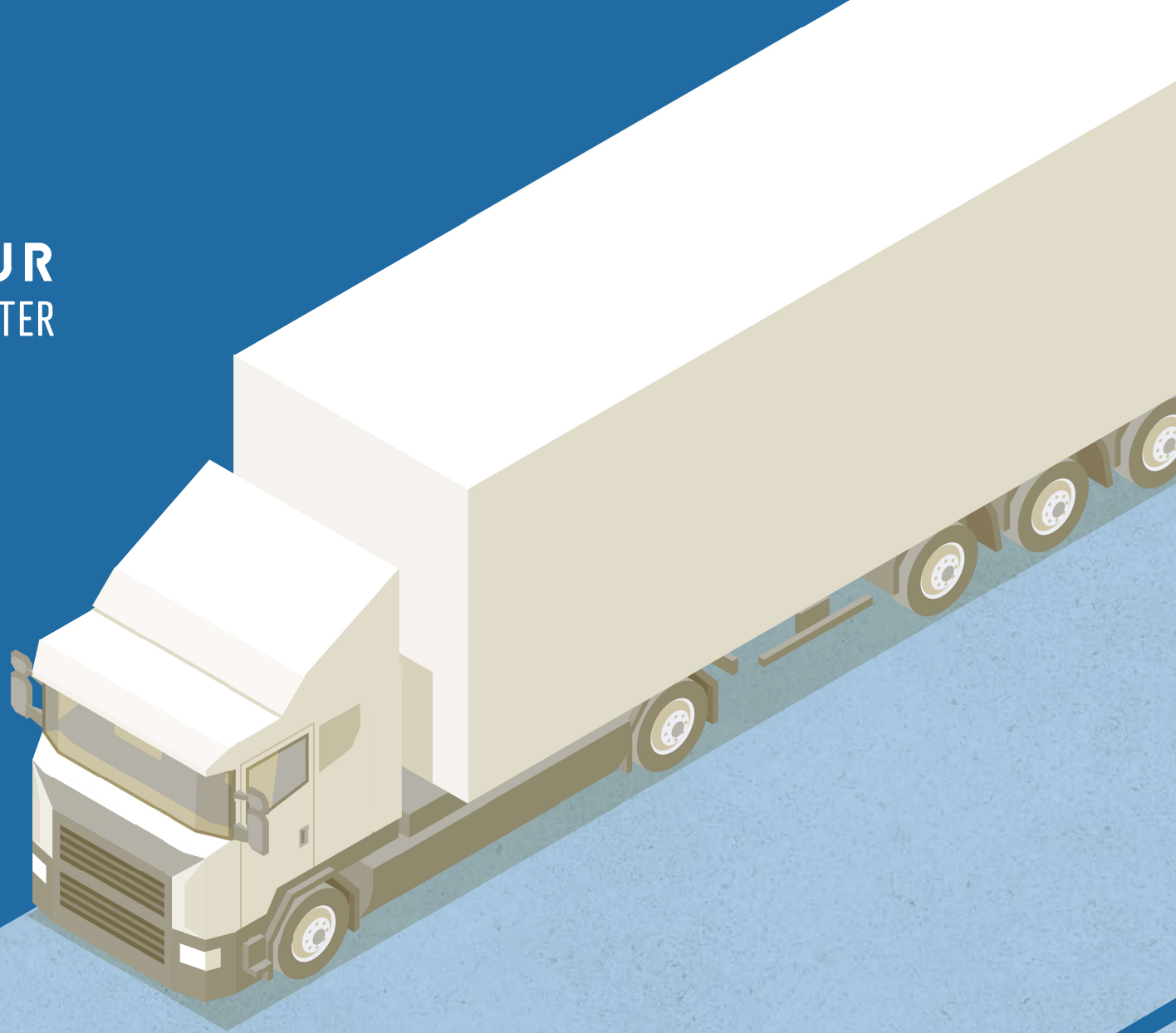




HARBOUR LOGISTICS CENTER

FOR LEASE OR SALE

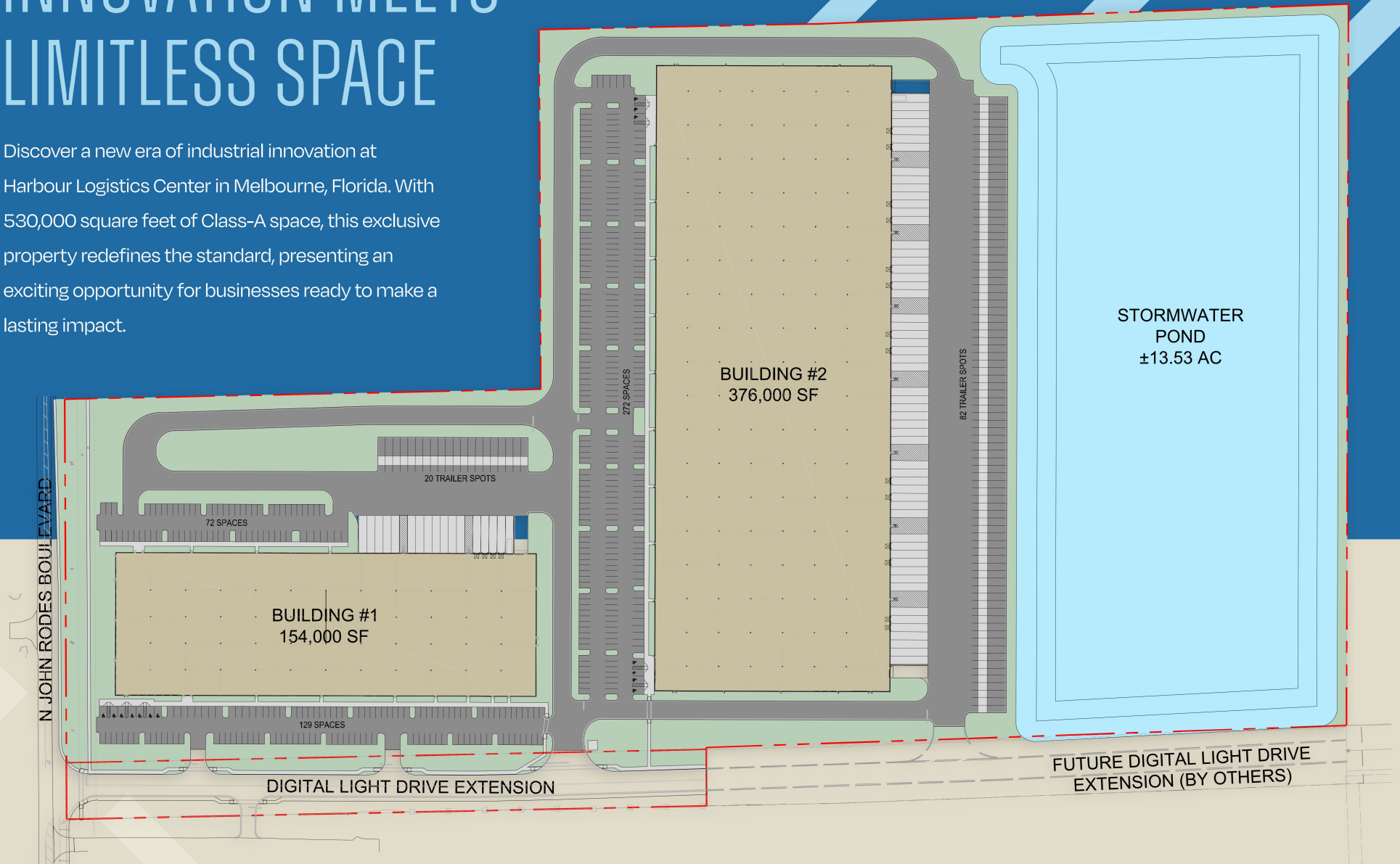
UP TO 530,000
SF INDUSTRIAL
BUILDINGS



CUSHMAN &
WAKEFIELD

WHERE INNOVATION MEETS LIMITLESS SPACE

Discover a new era of industrial innovation at Harbour Logistics Center in Melbourne, Florida. With 530,000 square feet of Class-A space, this exclusive property redefines the standard, presenting an exciting opportunity for businesses ready to make a lasting impact.



BUILDING 1 OVERVIEW

BUILDING SPECS

Total building SF: 154,000 SF

Future Office: 3,000 SF

Configuration: Rear-load

Building dimensions: 672' x 229'

Column spacing: 56' x 42' 4"

Clear Height: 32'

Dock doors: 17 (4 with 45,000lb
mechanical pit levelers)

Drive-in doors: 2

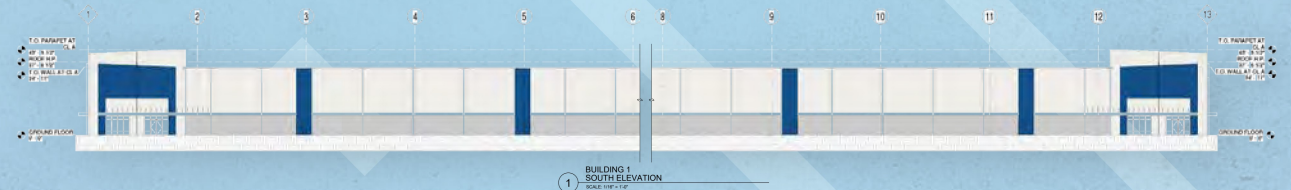
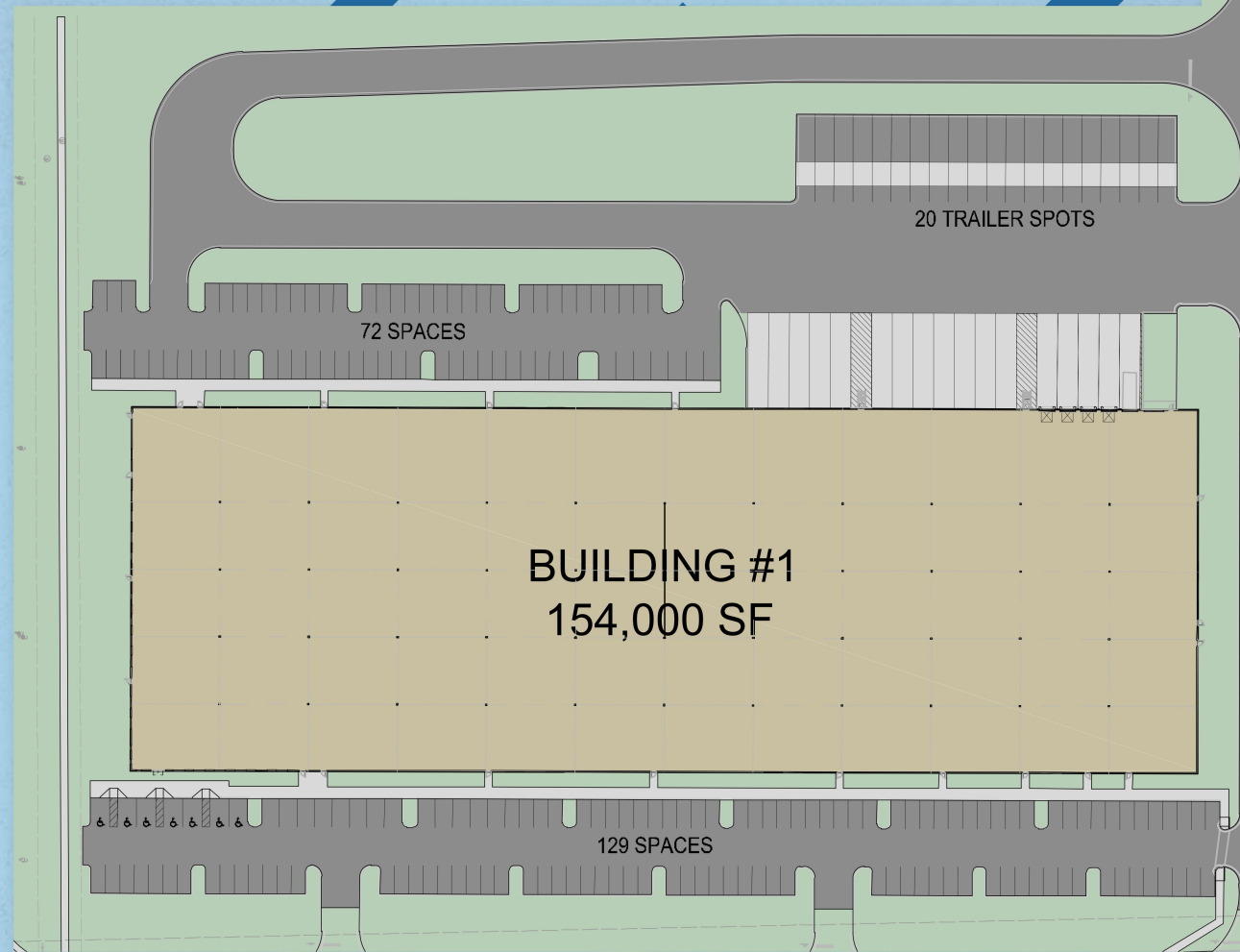
Trailer parking: 20

Automobile parking: 192

Fire suppression: ESFR

Truck court depth: 130'-185'

Delivery: Q1 2026



BUILDING 2 OVERVIEW

BUILDING SPECS

Total building SF: 376,000 SF

Future Office: 10,000 SF

Configuration: Rear-load

Building dimensions: 1,000' x 376'

Column spacing: 51' x 54'

Clear Height: 40'

Dock doors: 56 (14 with 45,000lb
mechanical pit levelers)

Drive-in doors: 2

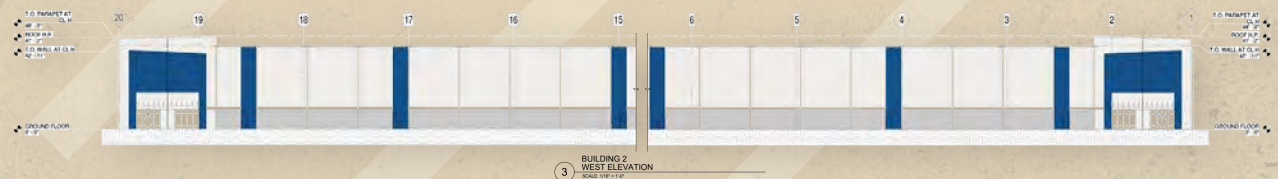
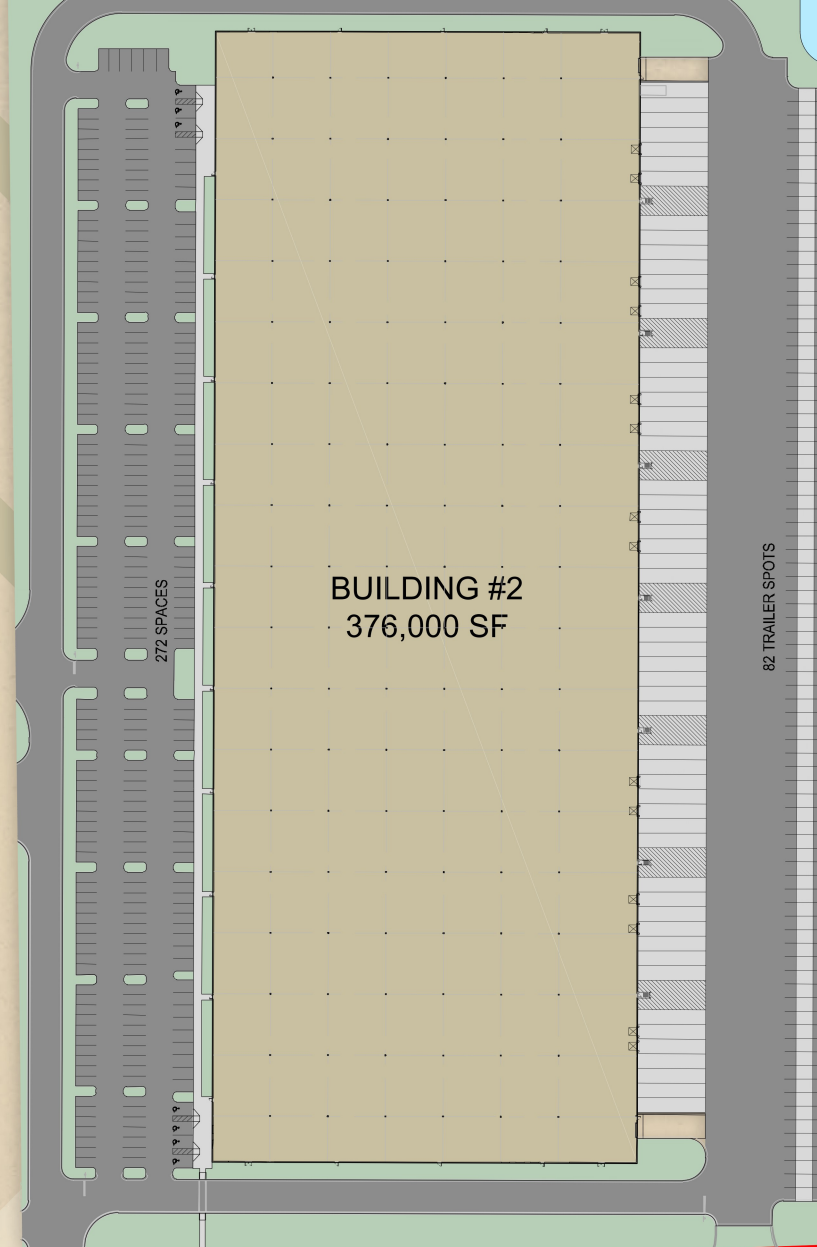
Trailer parking: 82

Automobile parking: 271

Fire suppression: ESFR

Truck court depth: 185'

Delivery: Q1 2026



WHY CHOOSE MELBOURNE?

Melbourne is a prime destination for industrial ventures, along I-95, close to several major shipping ports. This critical geographical advantage significantly improves logistical efficiency, minimizing transit times to ensure companies keep up with evolving business demands.

As Brevard County's economic powerhouse, Melbourne cultivates ties with local education and research leaders within the high-tech industries and its Space Coast location. This collaboration enhances the skilled workforce to create a thriving business environment and premier choice for commerce companies across the region.

KEY TRAVEL DISTANCES:

Port Canaveral - 29 miles/35 minutes

Port of Savannah - 230 miles/3.5 hours

Jaxport - 93 miles/1.5 hours

Port Everglades - 240 miles/3.5 hours

Port Tampa Bay - 135 miles/2.7 hours

Port Miami - 256 miles/4.0 hours

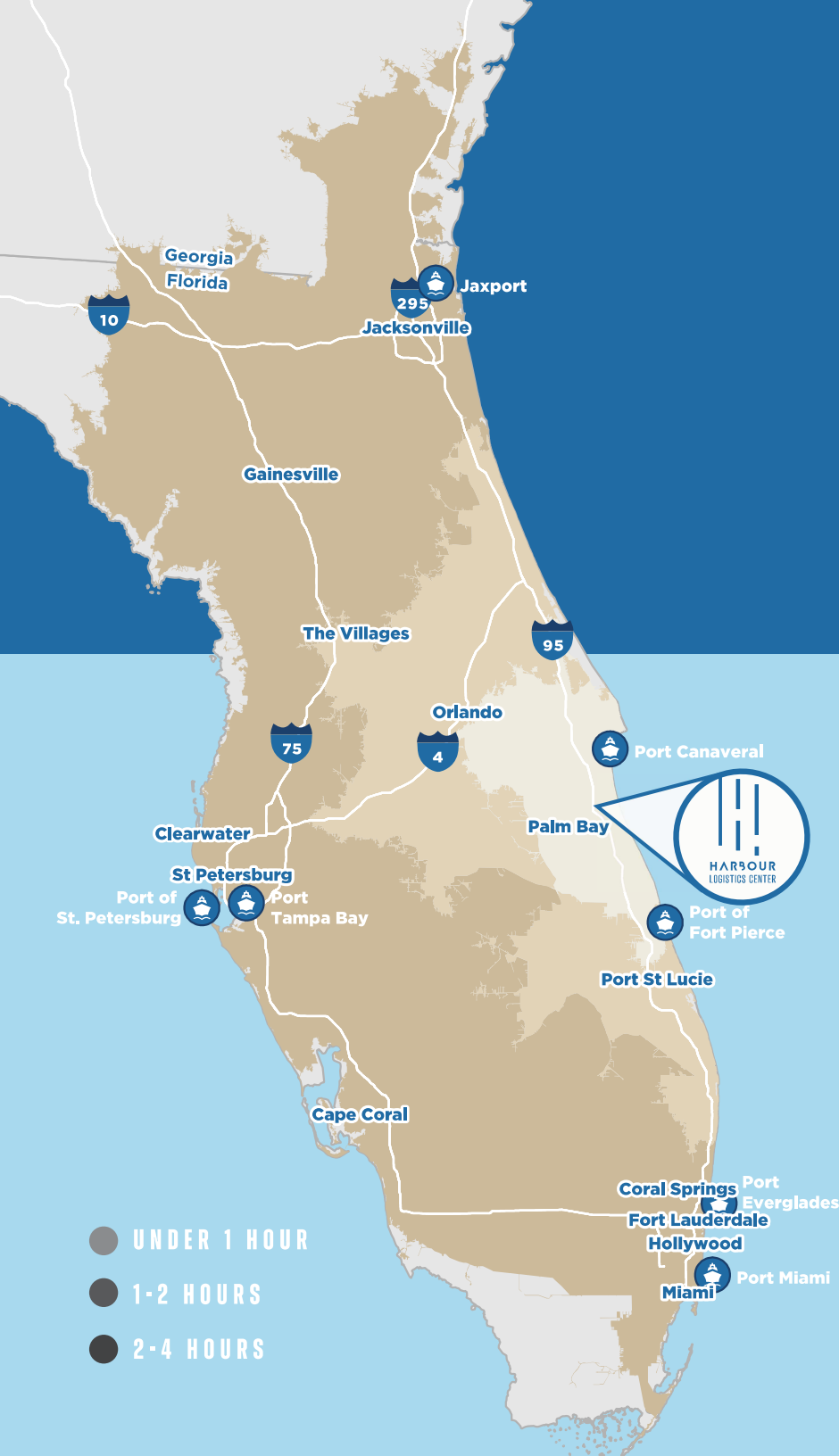
Port of Fort Pierce - 54.9 miles/1.3 hours

Port of St. Petersburg - 167 miles/3.12 hours

Charleston, South Carolina - 417 miles/6.2 hours

Mobile, Alabama - 578 miles/8.2 hours

TIME	2023 TOTAL POPULATION	2023 AVERAGE HOUSEHOLD INCOME
30 minutes	484,504	\$93,318
60 minutes	1,709,194	\$91,979
90 minutes	4,375,043	\$93,729
120 minutes	6,829,932	\$93,774
240 minutes	20,631,171	\$94,892



HARBOUR
LOGISTICS CENTER

CORPORATE NEIGHBORS

Melbourne
Int'l
Airport

NORTHROP
GRUMMAN

Collins Aerospace

L3HARRIS
FAST FORWARD

Melbourne
Village

amazon

CONTEC

PEPSICO

AVIDYNE

SMTC

FedEx

Mnemonics

Collins Aerospace

SPS STEPHENS
PIPE & STEEL

STRUCTURAL
COMPOSITES

CUSTOM
INDUSTRIAL
PRODUCTS

USSIGlobal

FPL

AEON
LASER USA

BK
TECHNOLOGIES

MACK
TECHNOLOGIES

TERRY
LABORATORIES

NEXTECH

HARBOUR
LOGISTICS CENTER

518

W Wickham Rd

Sarno Rd

95

N John Rodas Blvd

S John Rodas Blvd

S Wickham Rd

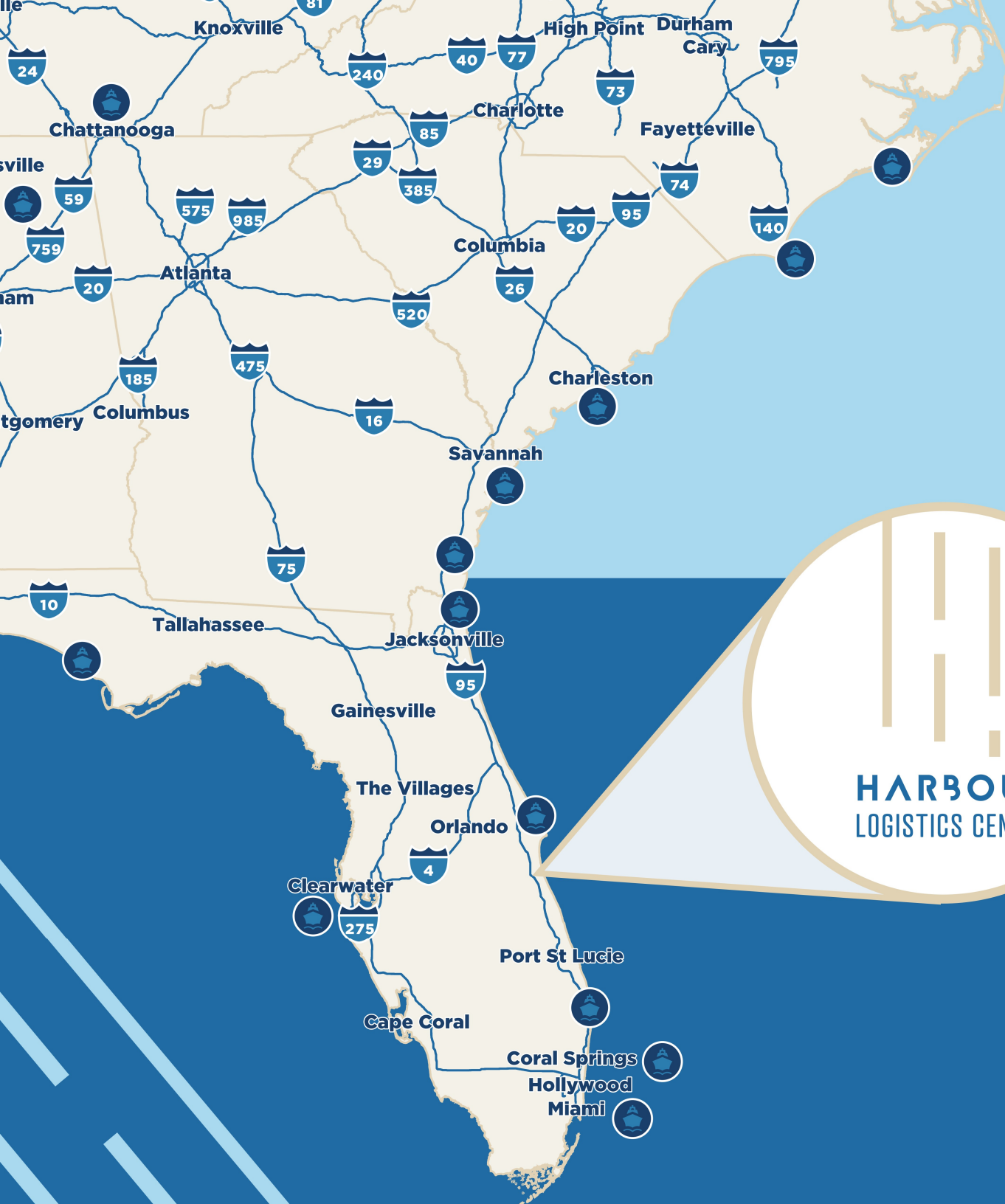
Airport Blvd

W Nasa Blvd

Hibiscus Blvd W

June Park

192



HARBOUR
LOGISTICS CENTER

KEY TRAVEL



HARBOUR LOGISTICS CENTER



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