

FOR LEASE

PRIME WAREHOUSE OPPORTUNITY

439 BABCOCK STREET
MELBOURNE, FL 32935

 **EAU GALLIE ARTS DISTRICT (EGAD)**
High-visibility commercial space offering flexible warehouse and service use in one of Melbourne's business corridors.



5,500 SF AVAILABLE

Divisible
1,000 sf or 4,500 sf



FLEXIBLE CONFIGURATION

Lease one suite or combine
both into one larger space.



HIGH VISIBILITY

Exceptional frontage on Babcock
St. in a high-demand business
corridor.



BUILD-TO-SUIT

Delivered as a shell for your full
custom interior build-out.

PROPERTY OVERVIEW

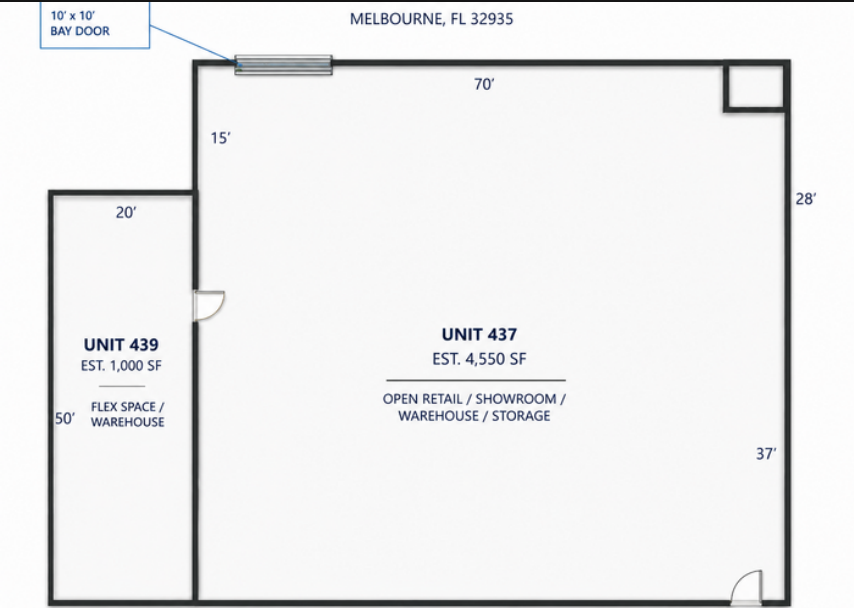
-  **TOTAL AVAILABLE:** -5,500 SQ FT (DIVISIBLE)
UNIT: 1,000 SF | **UNIT:** B: 4,500 SF
-  **CONFIGURATION:** SEPARATED BY A BLOCK WALL; CAN BE COMBINED INTO A SINGLE SPACE WITH INTERNAL BAY DOOR ACCESS.
-  **ZONING/USE:** IDEAL FOR WAREHOUSE, SERVICE COMPANIES (HVAC, ELECTRICAL, PLUMBING), OR LIGHT INDUSTRIAL.
-  **HIGH VISIBILITY:** OUTSTANDING ROAD EXPOSURE FOR MAXIMUM BRAND EXPOSURE AND TRAFFIC.
-  **LOGISTICS:** POTENTIAL SIDE BAY DOOR AND WRAP AROUND DRIVEWAY FOR EASY LOADING & UNLOADING.

PROPERTY IMPROVEMENTS

-  **Brand-new electrical service and panels currently being installed**
-  **Legacy signage removal for a clean appearance**
-  **Exterior receiving a fresh, modern paint finish**
- HVAC ductwork remains in place for future installation**

CALL TODAY TO SCHEDULE A PRIVATE TOUR

Discover how this highly visible commercial property can support your growing business.



 321-412-4021

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Commercial Division

Jennifer Brown

Relentless
Real Estate