BAYSPACE »
ELECTRONICS DRIVE

600 – 900 SF SMALL-BAY FLEX INDUSTRIAL SUITES

VERSATILE. VISIBLE. SCALABLE.

2885 ELECTRONICS DR. MELBOURNE, FL 32935

SMALL-BAY FLEX INDUSTRIAL SUITES IN MELBOURNE

BaySpace Electronics Drive offers small-bay flex industrial suites from 600 to 900 SF in Melbourne, between US Highway 1 and I-95. Each suite has its own roll-up door, grade-level loading and 24-hour access.

The 39,200 SF masonry building sits on 2.95 acres with wide truck courts, 15’ clear height and 3-phase power. All suites are fully built out and available now at $12.00/SF/YR.







PROPERTY BENEFITS

- **600 – 900 SF** small-bay suites, available now.
- **Roll-up door** and grade-level loading in every suite.
- **15’ clear height**; 3-phase power.
- **24-hour access**; wide truck courts.
- **Zoned M-2**; masonry construction.
- **Monument signage**; storage space.
- **$12.00/SF/YR** ($1.00/SF/MO), negotiable term.

BUILT FOR ACCESS AND OPPORTUNITY

Located on Electronics Drive just east of N Wickham Rd, BaySpace Electronics Drive is about 5 minutes from both US Highway 1 and I-95. Melbourne Orlando International Airport (MLB) is about 15 minutes away, and Orlando is roughly 70 miles northwest. Harbor Freight Tools and several restaurants are nearby.

Contact Megan Lyczkowski for suite-specific pricing and availability.

Megan Lyczkowski — Leasing Manager, BaySpace
321.294.8881
megan@bayspace.com

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AVAILABLE SPACES

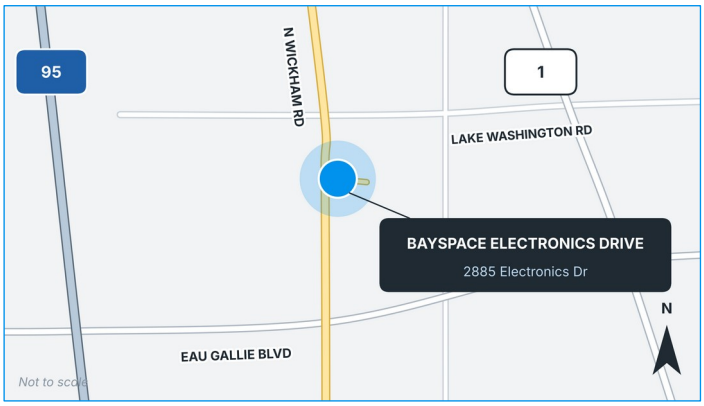
Space	Size	Rent / Month	Rent / Year
B-2	900 SF	$900	$10,800
B-5	900 SF	$900	$10,800
C-8	630 SF	$630	$7,560
C-9	600 SF	$600	$7,200
C-14	615 SF	$615	$7,380
C-16	625 SF	$625	$7,500
D-1	615 SF	$615	$7,380
D-6	615 SF	$615	$7,380
D-8	615 SF	$615	$7,380

All suites: industrial, full build-out, one roll-up door, available now · $12.00/SF/YR · Rent excludes utilities & expenses

BUILDING SPECIFICATIONS

Building	39,200 SF
Lot Size	2.95 acres
Year Built	1988
Construction	Masonry
Clear Height	15’
Drive-In Bays	47
Power	3-phase
Zoning	M-2
Access	24-hour
Asking Rent	$12.00/SF/YR

LOCATION



~5 min to I-95 & US-1 · ~15 min to MLB Airport

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