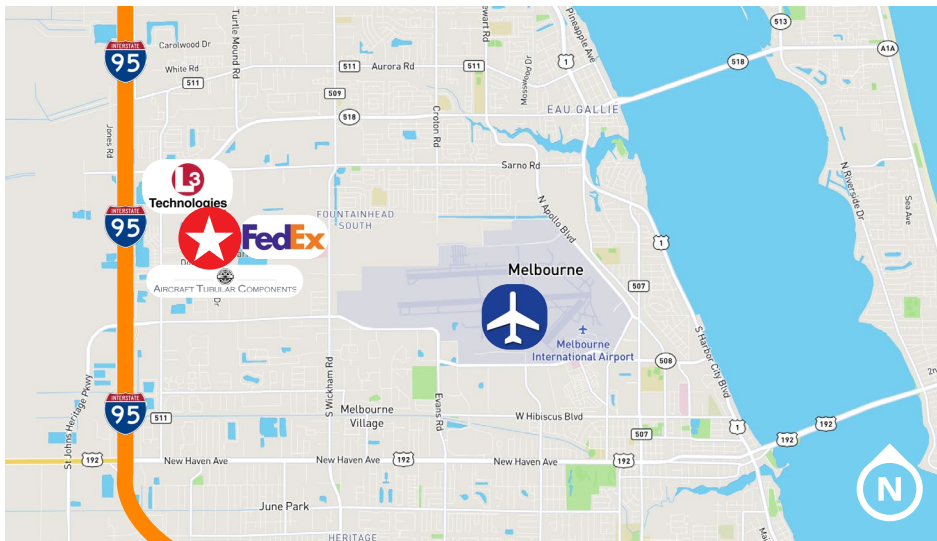




# INDUSTRIAL BUILDING FOR SUBLEASE

3970 Dow Rd, Melbourne, FL 32934

Light Industrial building available for sublease with convenient I-95 Access



## ASKING RATE:

Contact For Details



## AVAILABILITY:

**Building:** 13,818± SF

**Land:** 1.17± AC

**Immediately Available**

**LED:** January 31, 2031



## DETAILS:

**Clear Height:** 15' - 18'

**Drive-In Roll-up Doors:** 2

**Parking:** 24 surface spaces

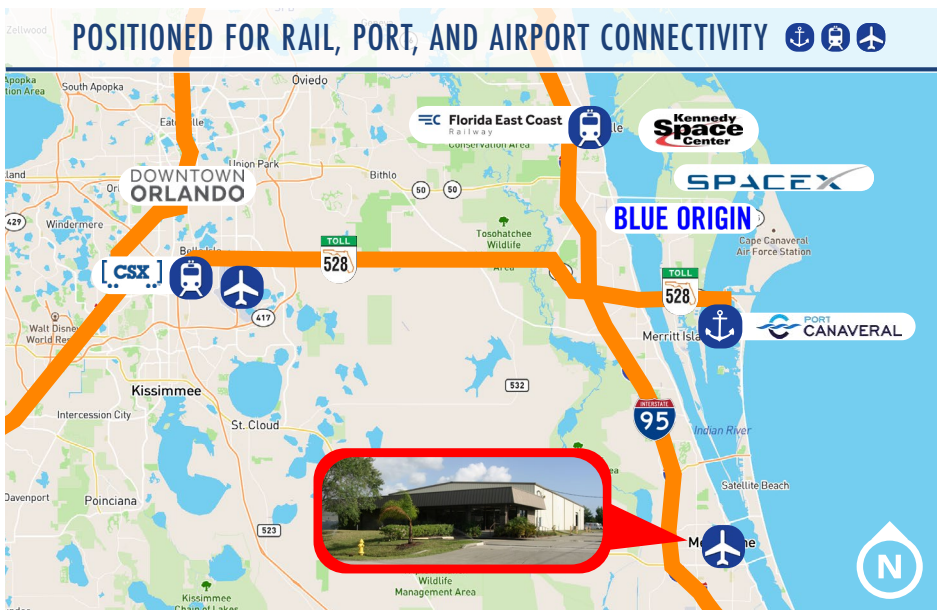
**Zoning:** IU

**Year Built/Renovated:** 1990/2005

**Signage:** Building and monument  
1 Dock

**Outside storage**

**100% HVAC in offices**



## POSITIONED FOR RAIL, PORT, AND AIRPORT CONNECTIVITY



**HARBERT**  
REALTY SERVICES

**DAMIEN MADSEN**

dmadsen@harbertrealty.com | 407.256.2844

**JOSH SMITH, SIOR**

jsmith@harbertrealty.com | 407.739.8602

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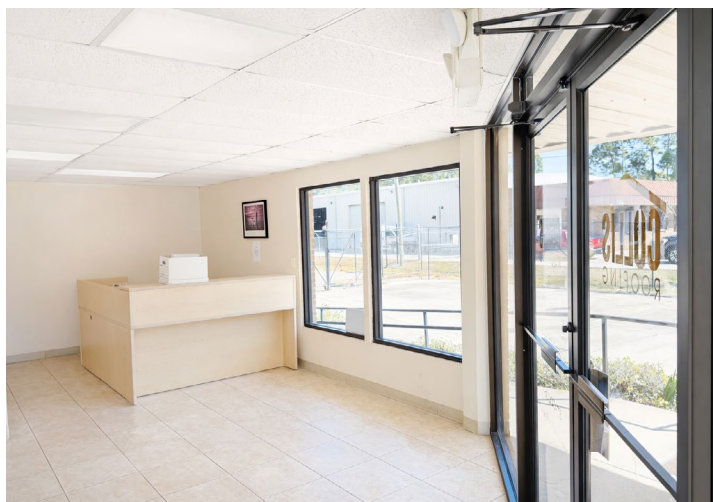
**For More Information: HarbertRealty.com**

400 S Park Ave, Suite 225, Winter Park, FL 32789

# INDUSTRIAL BUILDING FOR SUBLEASE

3970 Dow Rd, Melbourne, FL 32934

## PHOTOS



**HARBERT**  
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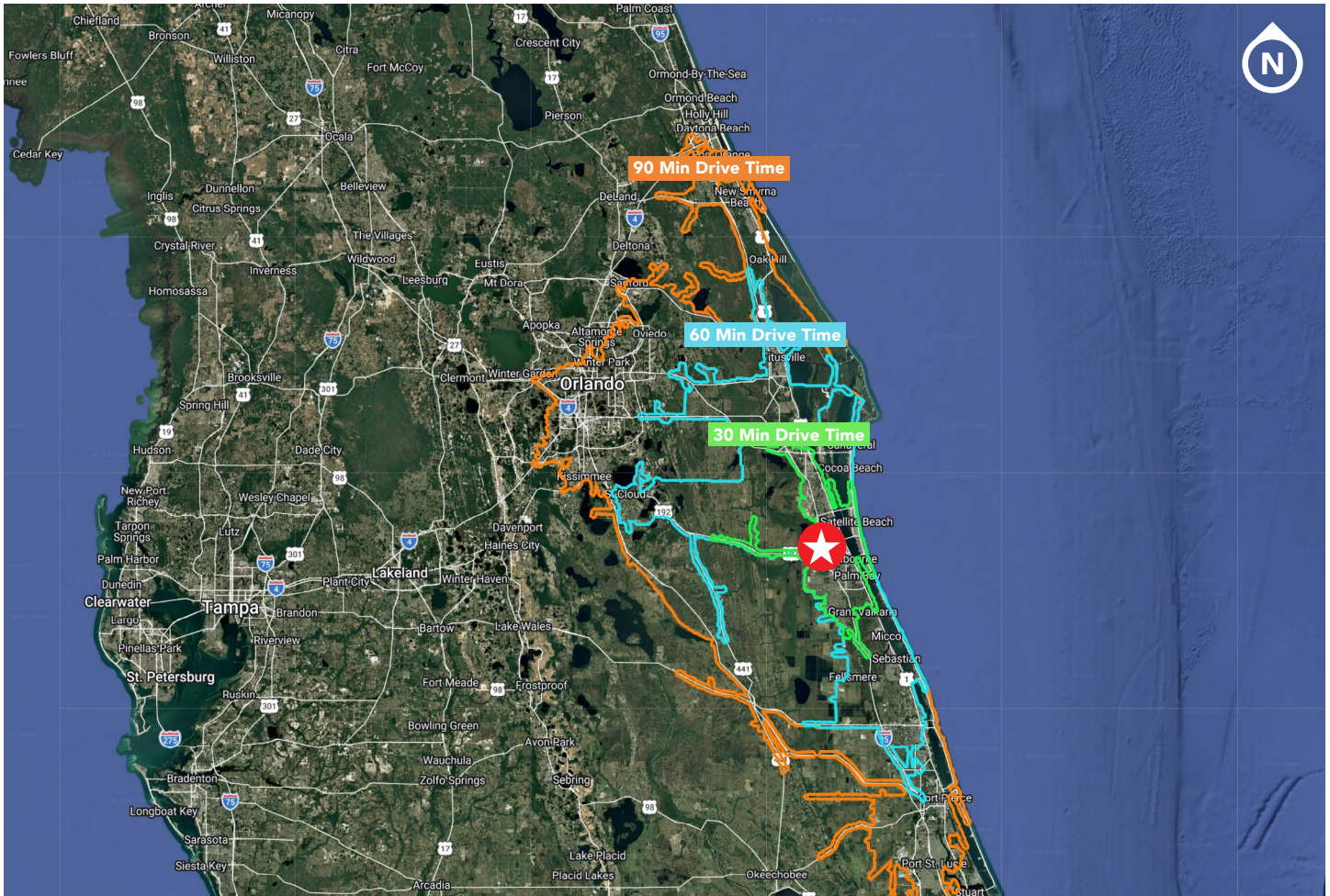
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## CONNECTIVITY & DEMOGRAPHICS



### SIGNIFICANT DRIVE TIMES

- 12 minutes ..... to Melbourne Orlando Intl Airport
- 42 minutes ..... to Florida East Coast Railway
- 7 minutes ..... to I-95
- 1 hour 4 minutes ..... to I-4
- 24 minutes ..... to I-95
- 40 minutes ..... to Port Canaveral
- 1 hour 4 minutes ..... to Downtown Orlando

### 5,10,15 MILE DEMOGRAPHICS

POPULATION	5 MILE	10 MILES	15 MILES
2025 Estimated Population	99,538	329,803	423,123

EMPLOYEES	5 MILE	10 MILES	15 MILES
2025 Estimated Employees	55,031	124,439	146,228

BUSINESSES	5 MILE	10 MILES	15 MILES
2025 Estimated Businesses	7,054	18,271	21,658



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