

BAYSPACE AT AURORA ROAD



FLEXIBLE. PROFESSIONAL. CONNECTED.

2600 - 2632 AURORA ROAD, MELBOURNE, FL 32935
375 SF – 1,200 SF OF INDUSTRIAL SPACE AVAILABLE

VERSATILE INDUSTRIAL AND STORAGE SPACE AT BAYSPACE AURORA ROAD

BaySpace at Aurora Road offers versatile industrial and storage solutions across a recently upgraded, five-building business park at 2600-2632 Aurora Road in Melbourne. With units ranging from compact 375 SF storage bays to larger warehouse spaces, the U-shaped campus gives contractors, tradespeople, and small businesses room to grow.

17 spaces are available now from 375 SF to 1,200 SF, each with grade-level loading through sizeable roll-up doors and glass office entrances with covered awnings.

PROPERTY BENEFITS

- **24-hour access** to all spaces for operational flexibility.
- **Grade-level loading** through sizeable roll-up doors at every bay.
- **Water and garbage included** in rent, plus online auto-pay billing.
- **U-shaped layout** with dual access points along Aurora Road.
- **Pylon signage opportunities** to boost visibility for your business.

BUILT FOR GROWING BUSINESSES

Just 2 miles from US Highway 1 and 3 miles from Interstate 95, BaySpace at Aurora Road is 15 minutes from Melbourne Orlando International Airport and under an hour to Port Canaveral — with CVS, Harbor Freight, Ollie's, and dining nearby at Aurora and N Wickham Road.

Schedule a tour today and find the space that fits your business.

**LEARN MORE ABOUT THIS PROPERTY »
AND VIEW MORE PHOTOS HERE**

MEGAN LYCHKOWSKI, LEASING MANAGER

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**GRADE-LEVEL LOADING
AT EVERY SUITE**



SCAN TO LEARN MORE

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PROPERTY SITE OVERVIEW



2600-2632 AURORA ROAD 53,740 SF ACROSS 5 BUILDINGS

PROPERTY SPECIFICATIONS

Total Building: 53,740 SF

Buildings: 5

Lot Size: 5.82 Acres

Year Built: 2000-2005

Construction: Steel & Metal

Zoning: CC1/C-1 Commercial

Bay Door Height: 8-12 Feet

Drive-In Bays: 19-22 / Building

AVAILABLE SUITES

Suite Size	Units	Rate
375 SF	8	\$12.50/SF
600 SF	5	\$12.00/SF
660 SF	1	\$12.00/SF
800 SF	2	\$12.00/SF
1,200 SF	3	\$12.00/SF

17 spaces totaling 9,520 SF available

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