

JM REAL ESTATE LANGSTON COMMERCIAL
Property Management · Sales · Leasing

PROPERTY BROCHURE · 2026

OFFICE / COMMERCIAL

±12,500 SF Office Building on US-1.

1250 S Harbor City Blvd
Melbourne, FL 32901

● FOR LEASE OR FOR SALE

LEASE RATE	$19.50/SF Gross
SALE PRICE	$2,300,000 — Price Reduced
BUILDING SIZE	Approx. 12,500 SF
YEAR BUILT	1926 & 1965



±12,500 SF Office Building on US-1.

Melbourne, FL 32901

COMMERCIAL REAL ESTATE

Melbourne, FL 32901

SCAN

$19.50/SF Gross	Approx. 12,500 SF	1926 & 1965
LEASE RATE	BUILDING SIZE	YEAR BUILT

The Opportunity

Approximately 12,500 SF commercial property available for lease or sale at 1250 S Harbor City Blvd in Melbourne. The lease rate is $19.50/SF Gross and includes taxes, insurance, and exterior maintenance. Originally built in 1926 and expanded in 1965, the property received a new roof in 2020 and was renovated in 2021. The building features six (6) A/C units.

Offering Summary

SALE PRICE	$2,300,000 — Price Reduced
PROPERTY TYPE	Office / Commercial
BUILDING USE	Office
LEASE INCLUDES	Taxes, Insurance & Exterior Maintenance
AVAILABILITY	For Lease or For Sale
ROOF	New Roof — 2020

CONTACT US FOR LEASE OR SALE INFORMATION

JM Real Estate Langston Commercial

TERRY WINTON · Cell 321.616.3070 · Terry@JMRealEstate.com

JMRealEstate.com

Property Highlights

- Approx. 12,500 SF commercial building
- Lease rate includes taxes, insurance & exterior maintenance
- New roof (2020) and renovated in 2021
- Six (6) A/C units
- Fronts S Harbor City Blvd (US-1)
- Central Melbourne, FL location
- Tenant responsible for trash removal and interior maintenance
- Boundary survey available
- Approx. $26,000/year property taxes
- Originally built in 1926, expanded in 1965
- Near Sarno Road
- Established commercial corridor

Location



JM Real Estate Langston Commercial

TERRY WINTON · Cell 321.616.3070 · Terry@JMRealEstate.com

JMRealEstate.com









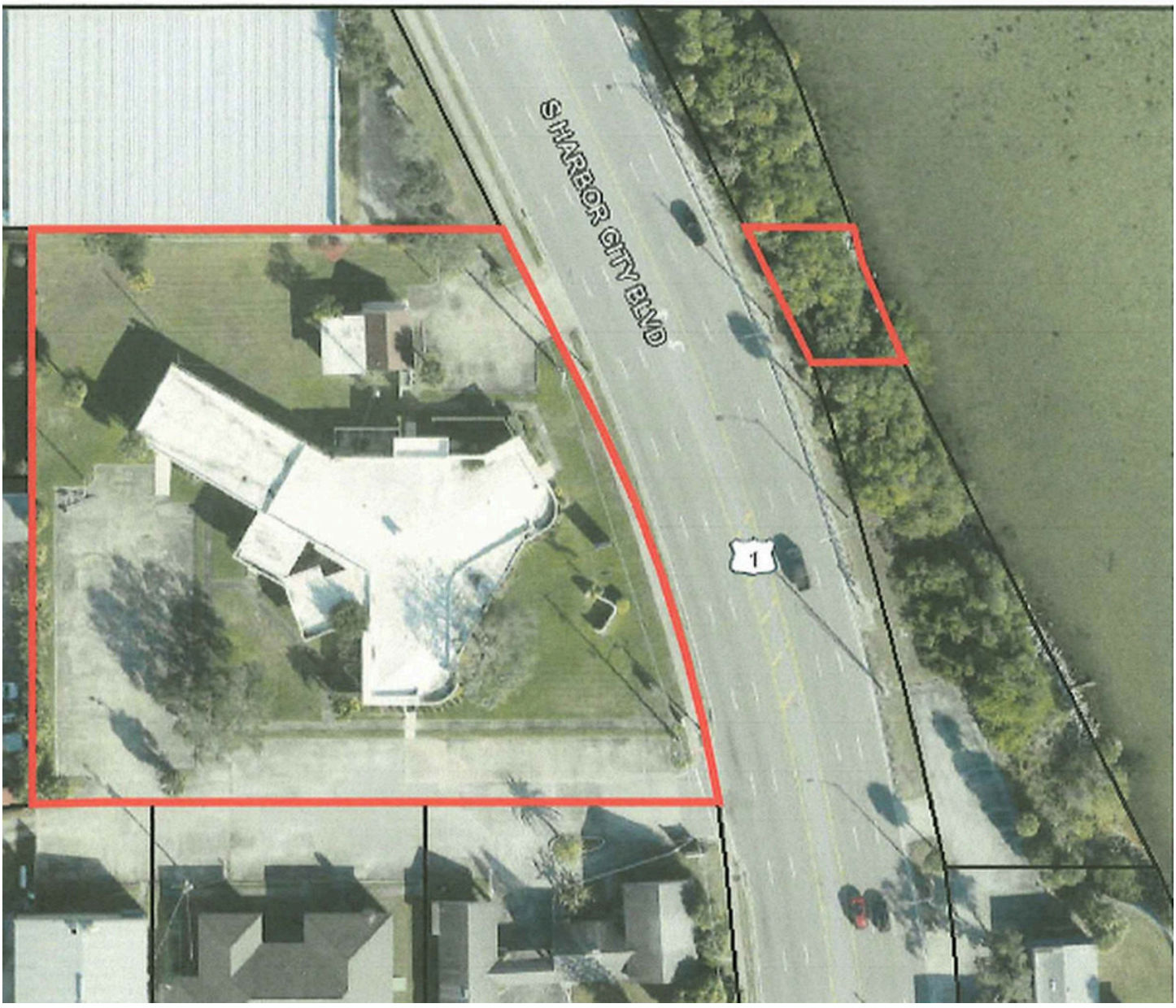






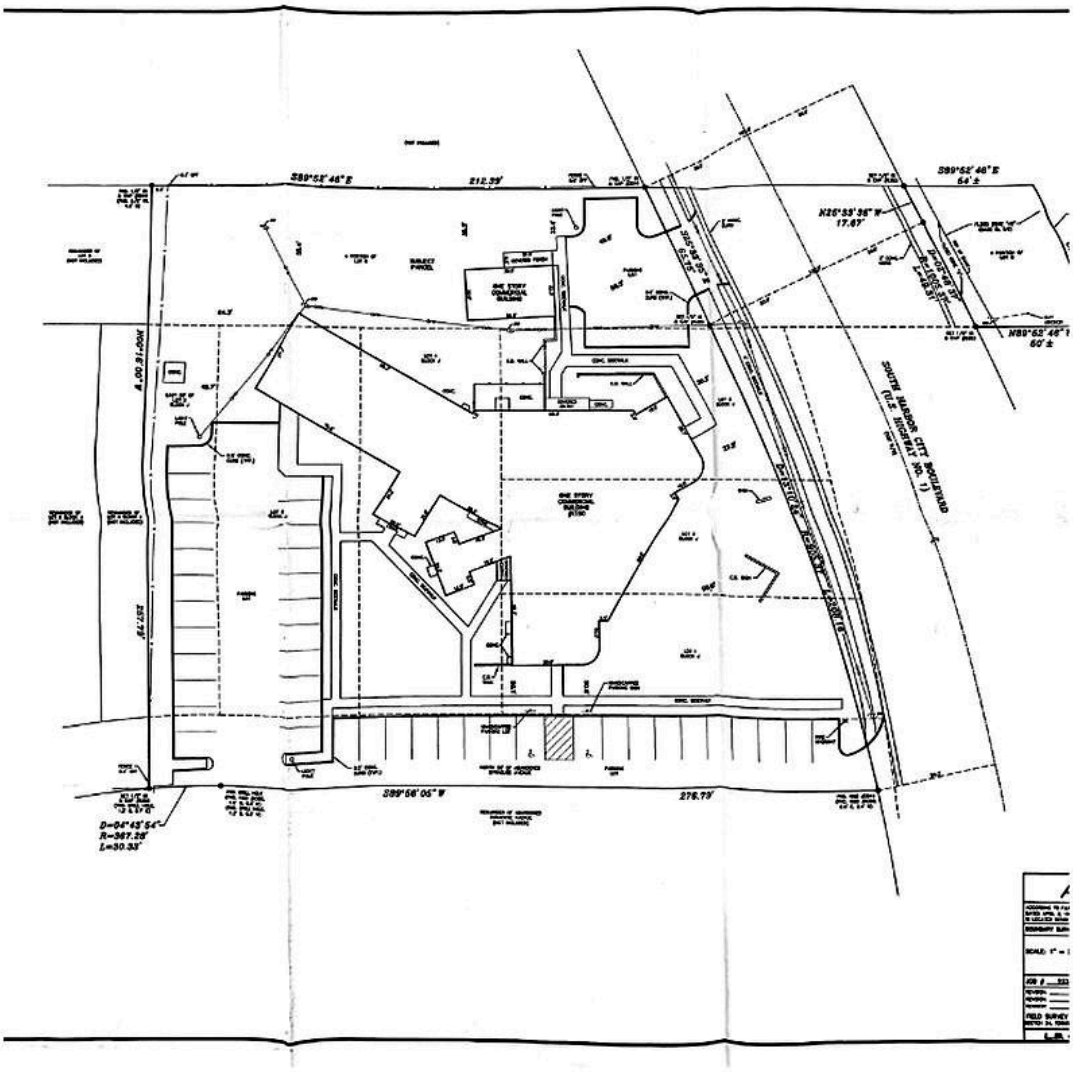
Site Plan — Aerial Overview

1250 S Harbor City Blvd, Melbourne, FL 32901



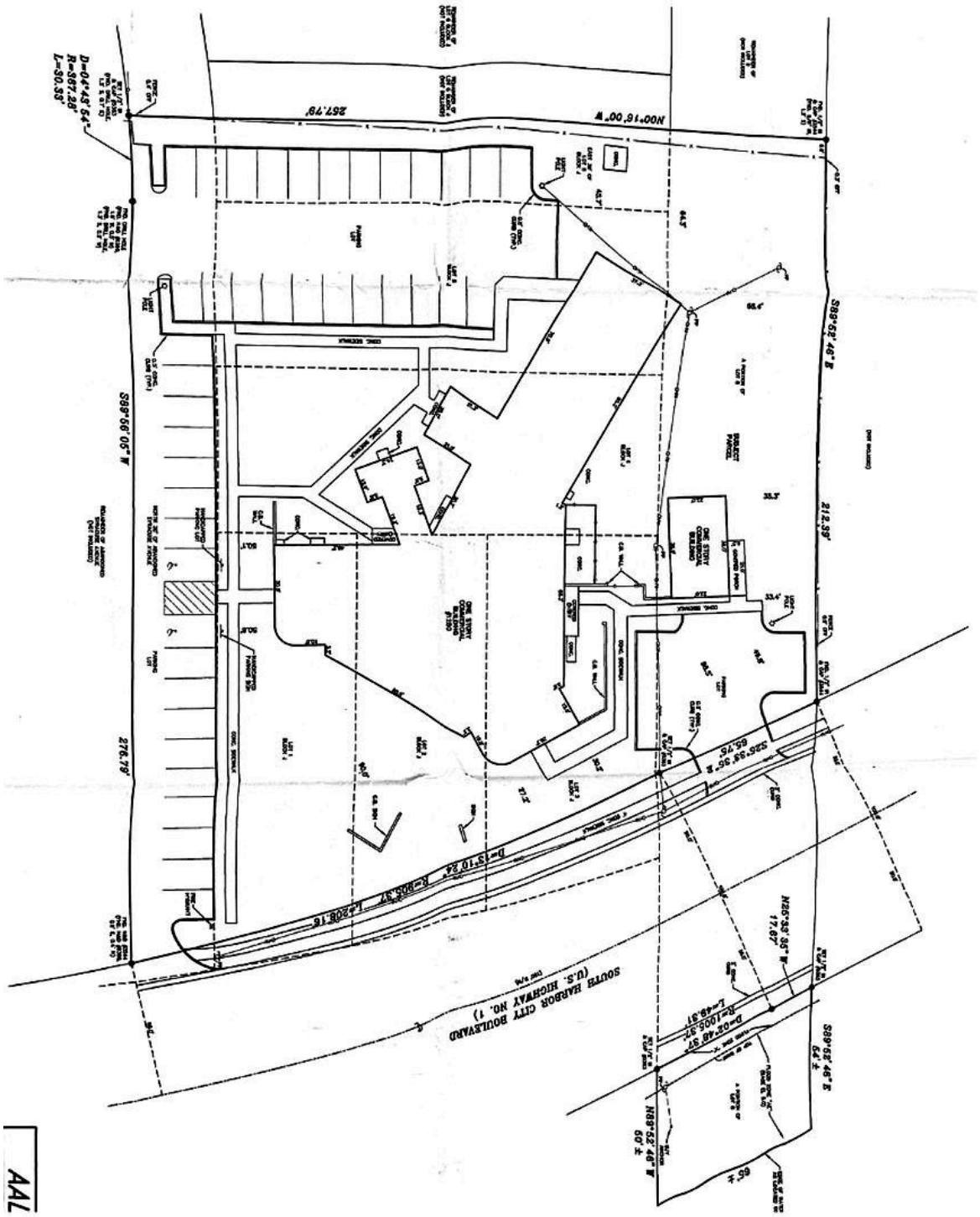
Boundary Survey — Site Plan (1 of 3)

1250 S Harbor City Blvd, Melbourne, FL 32901



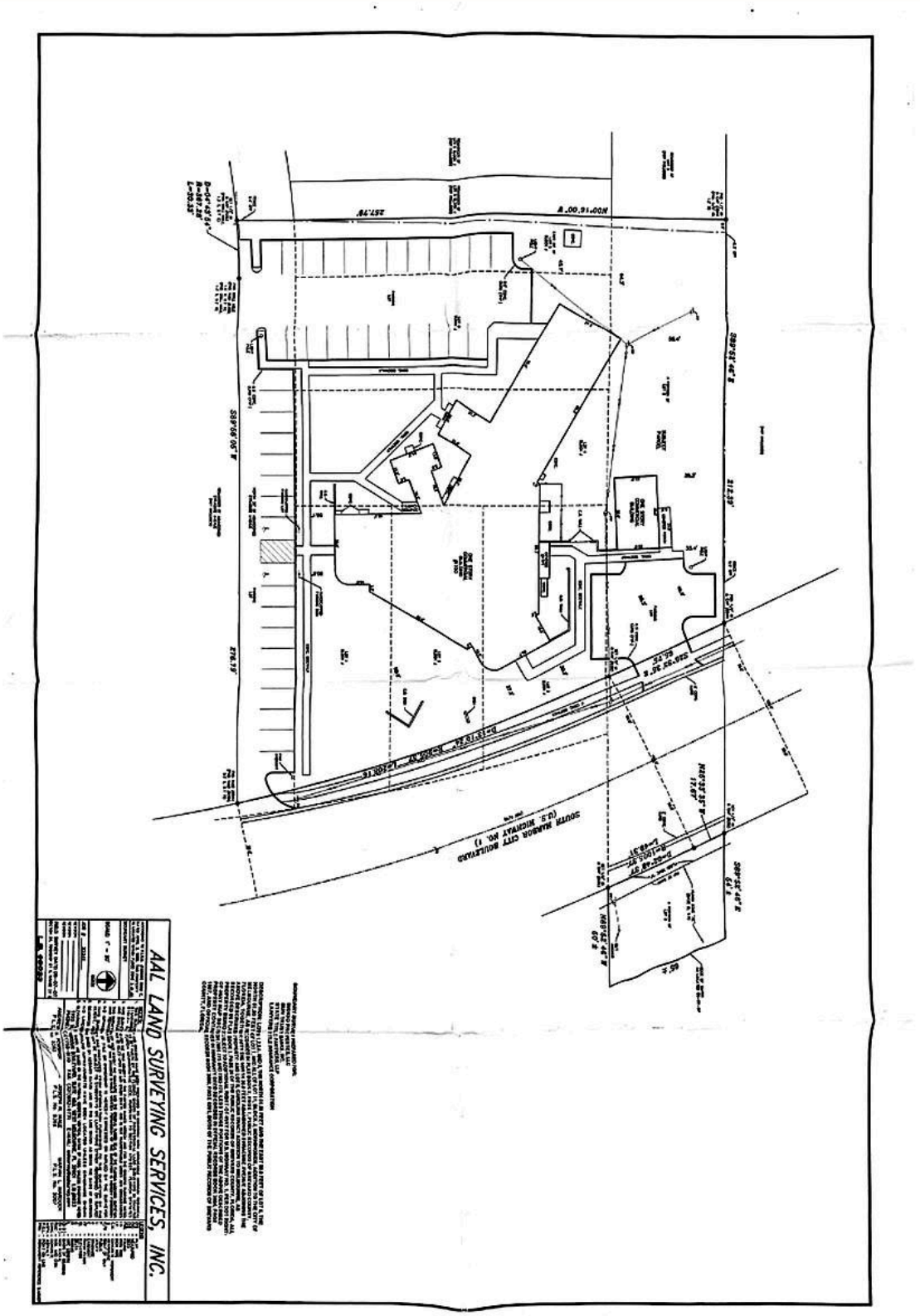
Boundary Survey — Site Plan (2 of 3)

1250 S Harbor City Blvd, Melbourne, FL 32901



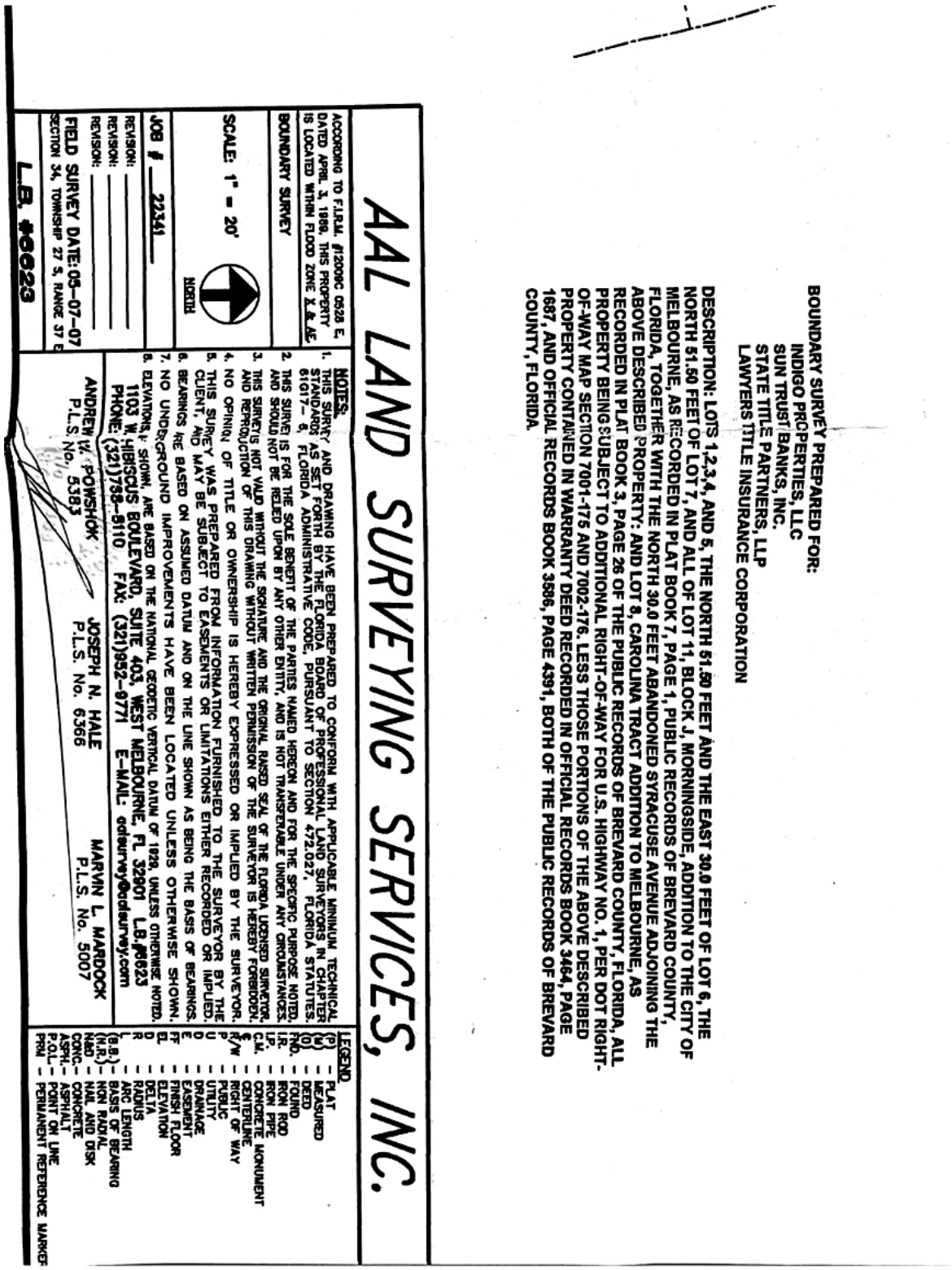
Boundary Survey — Site Plan (3 of 3)

1250 S Harbor City Blvd, Melbourne, FL 32901



Boundary Survey — Legend & Surveyor Notes

1250 S Harbor City Blvd, Melbourne, FL 32901



BOUNDARY SURVEY PREPARED FOR:
INDIGO PROPERTIES, LLC
SUN TRUST BANKS, INC.
STATE TITLE PARTNERS, LLP
LAWYERS TITLE INSURANCE CORPORATION

DESCRIPTION: LOTS 1,2,3,4, AND 5, THE NORTH 51.50 FEET AND THE EAST 30.0 FEET OF LOT 6, THE NORTH 51.50 FEET OF LOT 7, AND ALL OF LOT 11, BLOCK J, MORNINGSIDE, ADDITION TO THE CITY OF MELBOURNE, AS RECORDED IN PLAT BOOK 7, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THE NORTH 30.0 FEET ABANDONED SYRACUSE AVENUE ADJOINING THE ABOVE DESCRIBED PROPERTY; AND LOT 8, CAROLINA TRACT ADDITION TO MELBOURNE, AS RECORDED IN PLAT BOOK 3, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALL PROPERTY BEING SUBJECT TO ADDITIONAL RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1, PER DOT RIGHT-OF-WAY MAP SECTION 7001-175 AND 7002-176. LESS THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1687, AND OFFICIAL RECORDS BOOK 3586, PAGE 4391, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO F.I.R.M. #12009C 0528 E. DATED APRIL 3, 1996, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X & AE

BOUNDARY SURVEY

SCALE: 1" = 20'

NORTH

JOB # 22341

REVISION:
REVISION:
REVISION:

FIELD SURVEY DATE: 05-07-07
SECTION 34, TOWNSHIP 27 S, RANGE 37 E

L.B. #6623

NOTES:
1. THIS SURVEY AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
6. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.

LEGEND

(P)	- PLAT
(M)	- MEASURED
(D)	- DEED
FND.	- FOUND
I.R.	- IRON ROD
I.P.	- IRON PIPE
C.M.	- CONCRETE MONUMENT
℄	- CENTERLINE
R/W	- RIGHT OF WAY
P	- PUBLIC
U	- UTILITY
D	- DRAINAGE
E	- EASEMENT
FF	- FINISH FLOOR
EL	- ELEVATION
D	- DELTA
R	- RADIUS
L	- ARC LENGTH
(B.B.)	- BASIS OF BEARING
(N.R.)	- NON RADIAL
N&D	- NAIL AND DISK
CONC.	- CONCRETE
ASPH.	- ASPHALT
P.O.L.	- POINT ON LINE
PRM	- PERMANENT REFERENCE MARKER

ANDREW W. POWSHOK
P.L.S. No. 5383

JOSEPH N. HALE
P.L.S. No. 6366

MARVIN L. MARDOCK
P.L.S. No. 5007

1103 W. HIBISCUS BOULEVARD, SUITE 403, WEST MELBOURNE, FL 32901 L.B.#6623
PHONE: (321)733-8110 FAX: (321)952-9771 E-MAIL: aalsurvey@aalsurvey.com

Boundary Survey — Legal Description

1250 S Harbor City Blvd, Melbourne, FL 32901

DESCRIPTION: LOTS 1,2,3,4, AND 5, THE NORTH 51.50 FEET AND THE EAST 30.0 FEET OF LOT 6, THE NORTH 51.50 FEET OF LOT 7, AND ALL OF LOT 11, BLOCK J, MORNINGSIDE, ADDITION TO THE CITY OF MELBOURNE, AS RECORDED IN PLAT BOOK 7, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THE NORTH 30.0 FEET ABANDONED SYRACUSE AVENUE ADJOINING THE ABOVE DESCRIBED PROPERTY: AND LOT 8, CAROLINA TRACT ADDITION TO MELBOURNE, AS RECORDED IN PLAT BOOK 3, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALL PROPERTY BEING SUBJECT TO ADDITIONAL RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1, PER DOT RIGHT-OF-WAY MAP SECTION 7001-175 AND 7002-176. LESS THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1687, AND OFFICIAL RECORDS BOOK 3586, PAGE 4391, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

JM REAL ESTATE LANGSTON COMMERCIAL
Property Management · Sales · Leasing

CONTACT

Connect With Our Commercial Team.

For lease or purchase details, tours and pricing on 1250 S Harbor City Blvd, reach out directly. Strategic commercial real estate guidance across Florida's Space Coast.



Terry Winton

COMMERCIAL SALES ASSOCIATE, CCIM

Cell 321.616.3070
Office: 321-242-2882
Terry@JMRealEstate.com

1250 S HARBOR CITY BLVD · MELBOURNE, FL 32901

LEASE RATE	$19.50/SF Gross	SALE PRICE	$2,300,000 — Price Reduced
AVAILABILITY	For Lease or For Sale		



SCAN FOR FULL PROPERTY DETAILS

JM Real Estate, Inc.
6022 Farcenda Place, Melbourne, FL 32940
321.242.2882 · JMRealEstate.com

LEASING · SALES · MANAGEMENT · INVESTMENTS

LOCAL EXPERTISE. COMMERCIAL REAL ESTATE, ELEVATED.

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.