



INDUSTRIAL PROPERTY FOR LEASE

High Tech Facility Office, Flex, R&D, Medical

1470 Treeland Blvd SE Palm Bay , FL 32909

UP TO +/- 35,793 SF OF INDUSTRIAL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Available SF:	Up to +/- 35,793 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	3.7 Acres
Year Built:	1995
Building Size:	35,793 SF
Zoning:	LI

PROPERTY OVERVIEW- SINGLE OR MULTI TENANT USER

Reception Areas in Front and Back
Multiple Perimeter Offices
Eight Restrooms
Administrative Wing
Kitchen /Break Area
Conference Room
Laboratory Rooms
SCIF Rooms - Must be Recommissioned
3-Phase Power
Back Up Generators
Fire Sprinkler System
Ample Parking

LOCATION OVERVIEW

Palm Bay, Florida, offers a prime location for Industrial/Research & Development ventures. Situated in the heart of Space Coast. Skilled workforce, proximity to major transportation routes, and a favorable business climate. Nearby Intersil, and L3Harris Technologies contribute to the robust technology sector. Access to Florida Institute of Technology. With its strategic position and dynamic environment, Palm Bay presents an exceptional opportunity for Industrial/R&D investors or tenants.

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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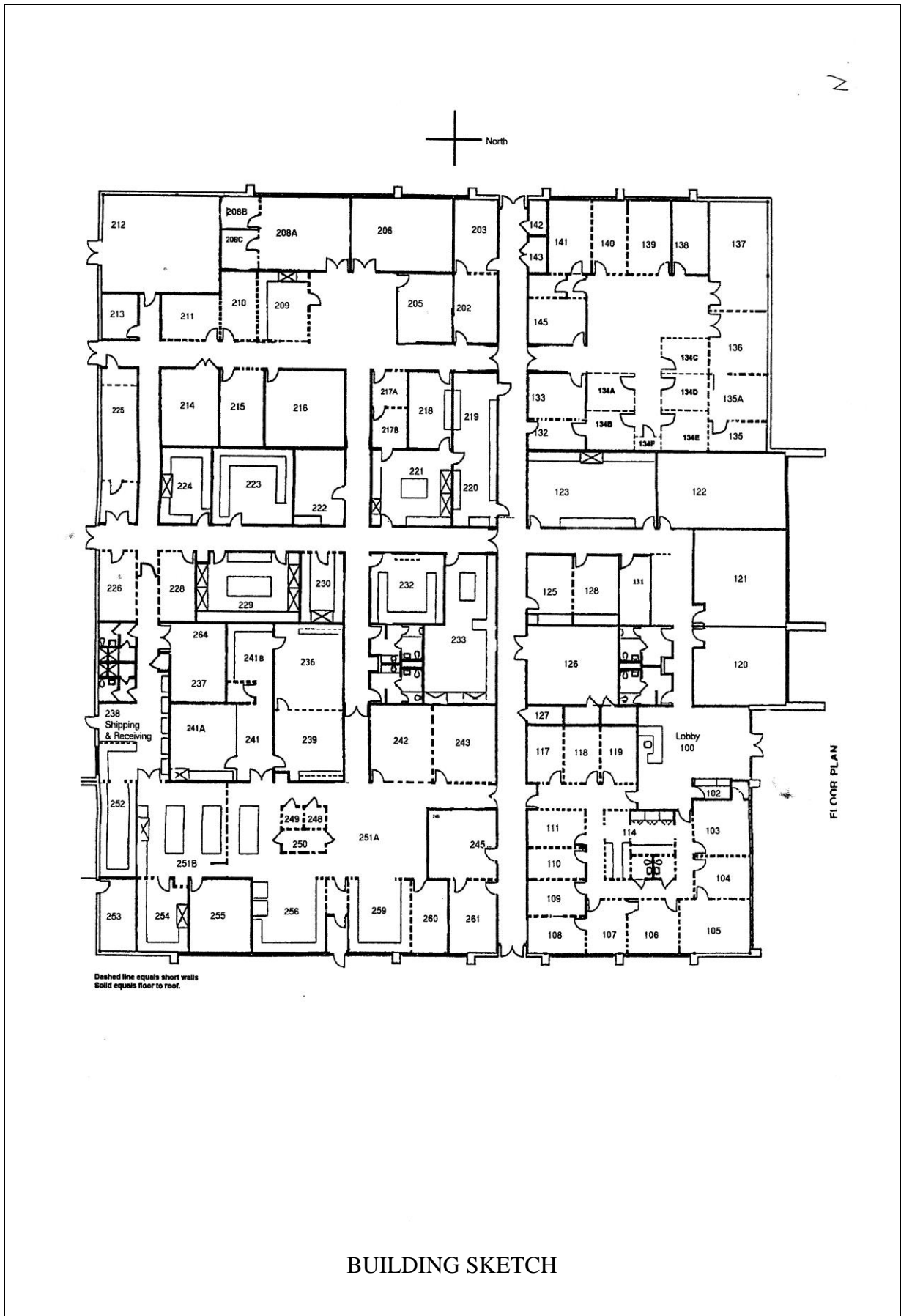
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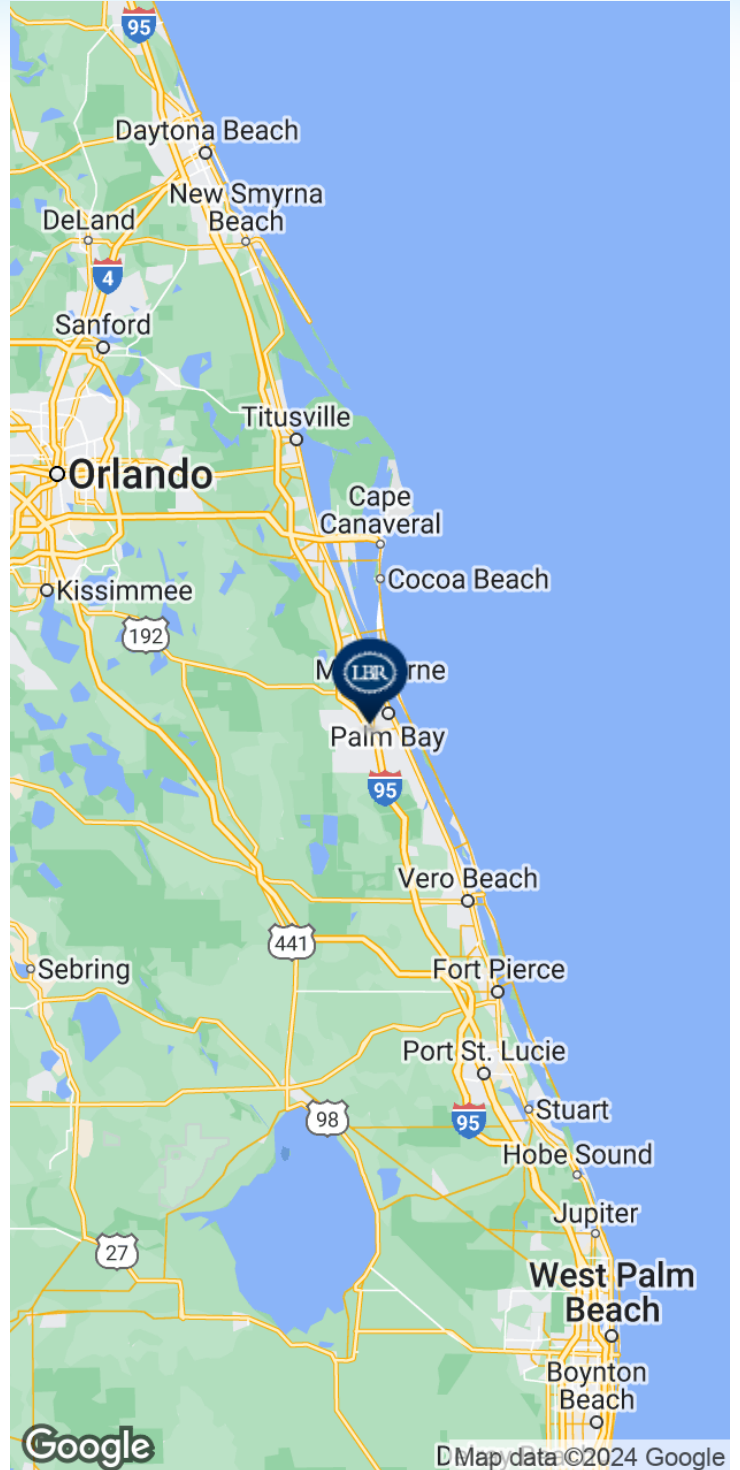
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LOCATION MAP

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