



INDUSTRIAL PROPERTY FOR LEASE

FOR LEASE
+/- 13,745 SF Office / Flex
Manufacturing

1450 Treeland Blvd SE Palm Bay, FL 32909

UP TO +/-13,754 SF OF INDUSTRIAL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 1450 Treeland Blvd SE Palm Bay, FL 32909



OFFERING SUMMARY

Available SF: 13,754 SF

Lease Rate: \$11.50 SF/yr (NNN)

Lot Size: 1.81 Acres

Year Built: 1998

Building Size: 14,091 SF

Zoning: LI

PROPERTY OVERVIEW

Situated on +/- 1.81 Acres Manufacturing Complex
Security Fencing
Extraordinary Power Capacity to the Building
Including Exterior Transformer 250KVA 480 3-Phase

Interior Features:

+/- 9530sf Manufacturing Space with 14' Clear Height , Non HVAC
+/- 4215 sf Seven Perimeter Offices, Reception, Conference Rooms
Including Bonus +/- 1200sf Mezzanine

Break Area
37 Parking Spaces
Natural Gas Service to Building
Owner Negotiable to Improvements for Tenants Requirements

LOCATION OVERVIEW

+/- 1.5 Miles to I-95
+/- 1.3 Miles to Malabar Road
+/- 35 Miles to Port Canaveral
+/- 65 Miles to Orlando International Airport

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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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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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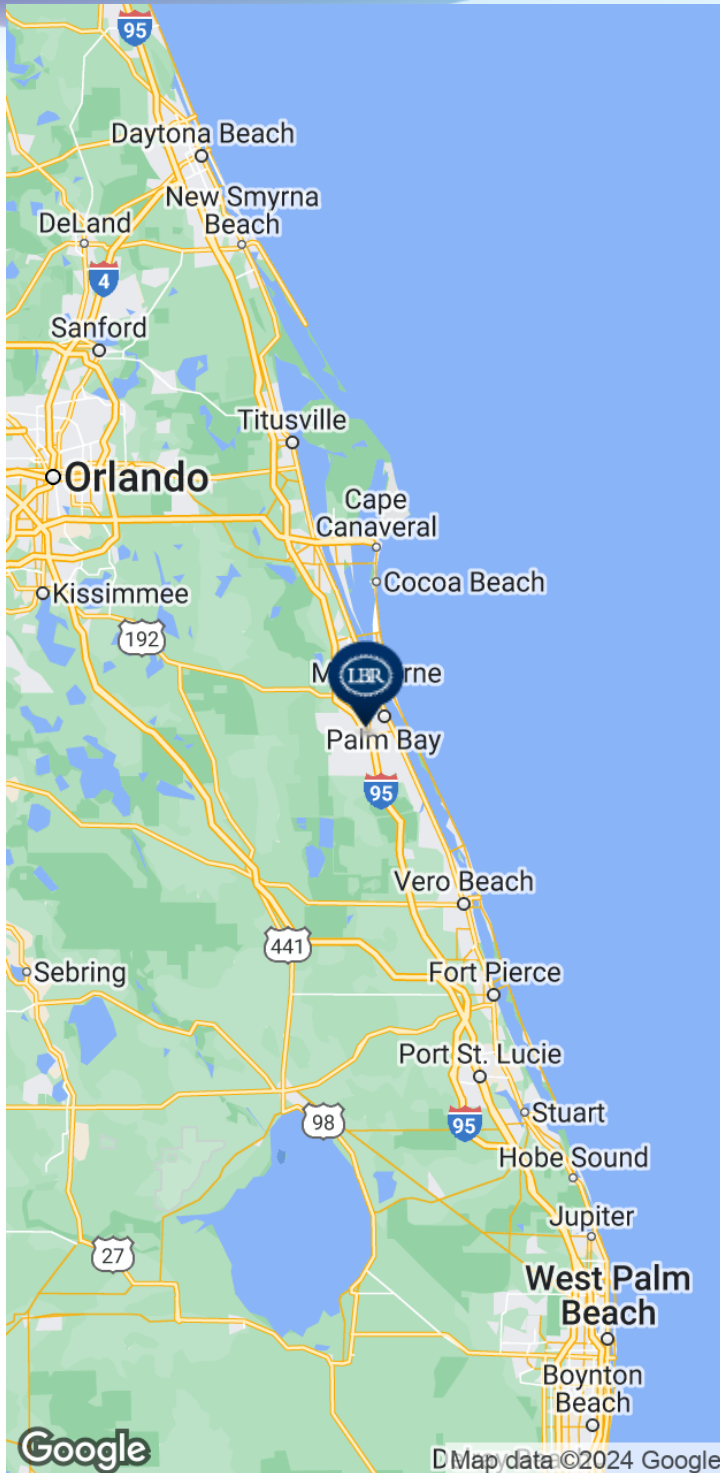
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LOCATION MAP

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