



LIGHTLE  
BECKNER  
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

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MULTI TENANT INDUSTRIAL PROPERTY UNITS FOR LEASE

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# Main Street Palm Bay Warehouse, Manufacturing, Distribution

1720 Main St NE Palm Bay, FL 32905

+/- 10,546 SF OF INDUSTRIAL SPACE

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

# EXECUTIVE SUMMARY

• 1720 Main St NE Palm Bay, FL 32905



## OFFERING SUMMARY

**Available SF:** +/-10,546

**Lease Rate:** \$10.00 SF/yr (NNN)

**Lot Size:** 1.72 Acres

**Year Built:** 1973

**Building Size:** 32,000 SF

**Zoning:** LI

## PROPERTY OVERVIEW

Suite 4-6 +/- 10,546 Configured as +/-2,779 sf of Office / Showroom Space and +/-7767 sf Warehouse PLUS Bonus +/-1,006sf Mezzanine Space, not included in total square footage. Ceiling Height 20' Wooden OH Deck in Warehouse  
One 14x14 OHD plus one currently blocked , One 12x12 OHD, plus one currently blocked. Blocked doors can be reopened depending on Tenant's needs. 4 Bathrooms

Lease Term 3-5 years

## LOCATION OVERVIEW

Located north of Palm Bay Road in the Main Street Corporate Center  
+/- less than half a mile to US Highway 1 ( Dixie Highway)  
+/- 2 Miles to I-95 at Palm Bay Road  
+/- 2 Miles to US 192 at US 1 / East West Connector to Orlando

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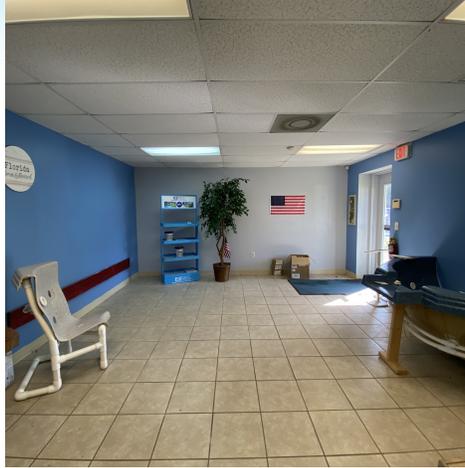
### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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

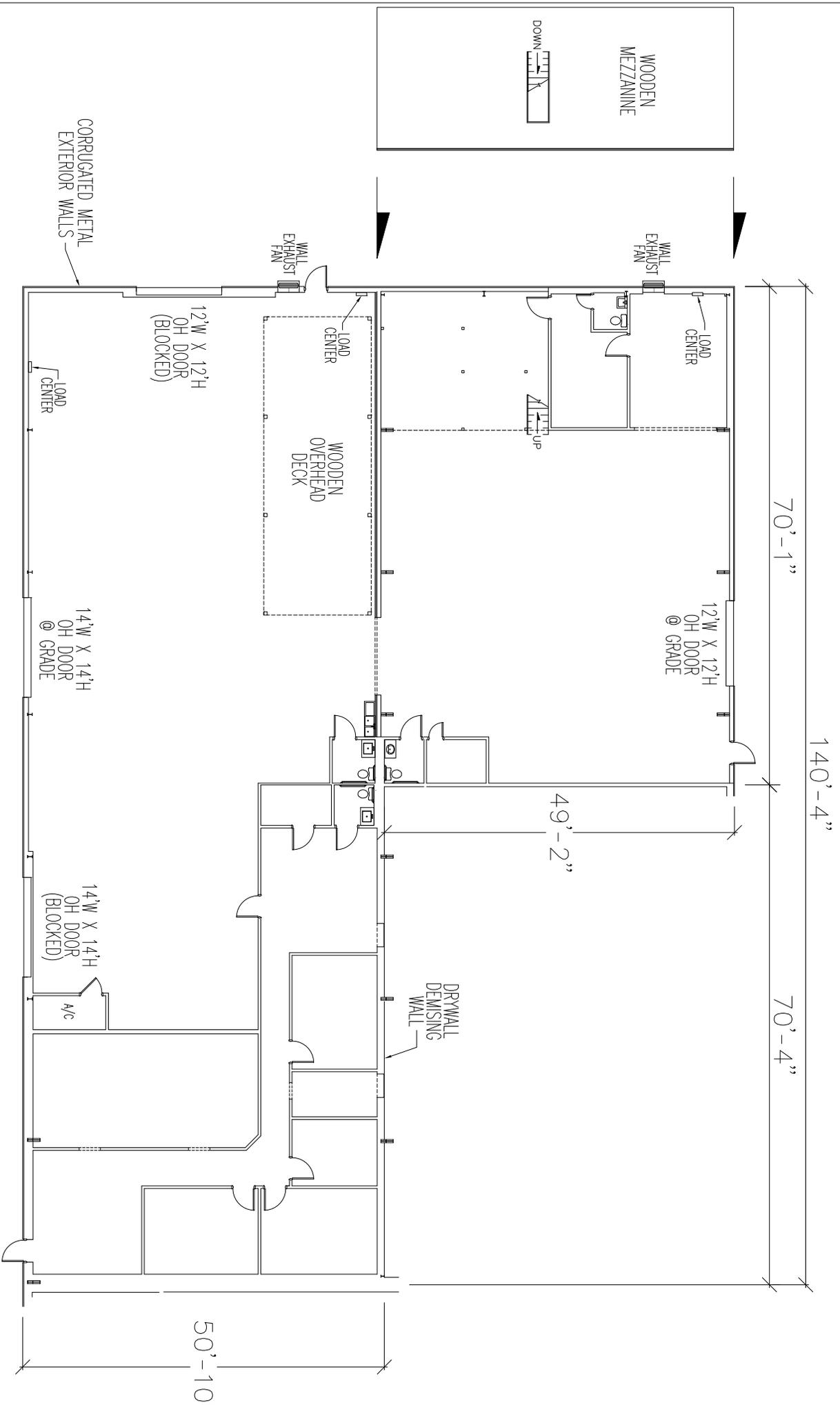
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# 1720 MAIN ST. NE - SUITE 4 - FLOOR PLAN

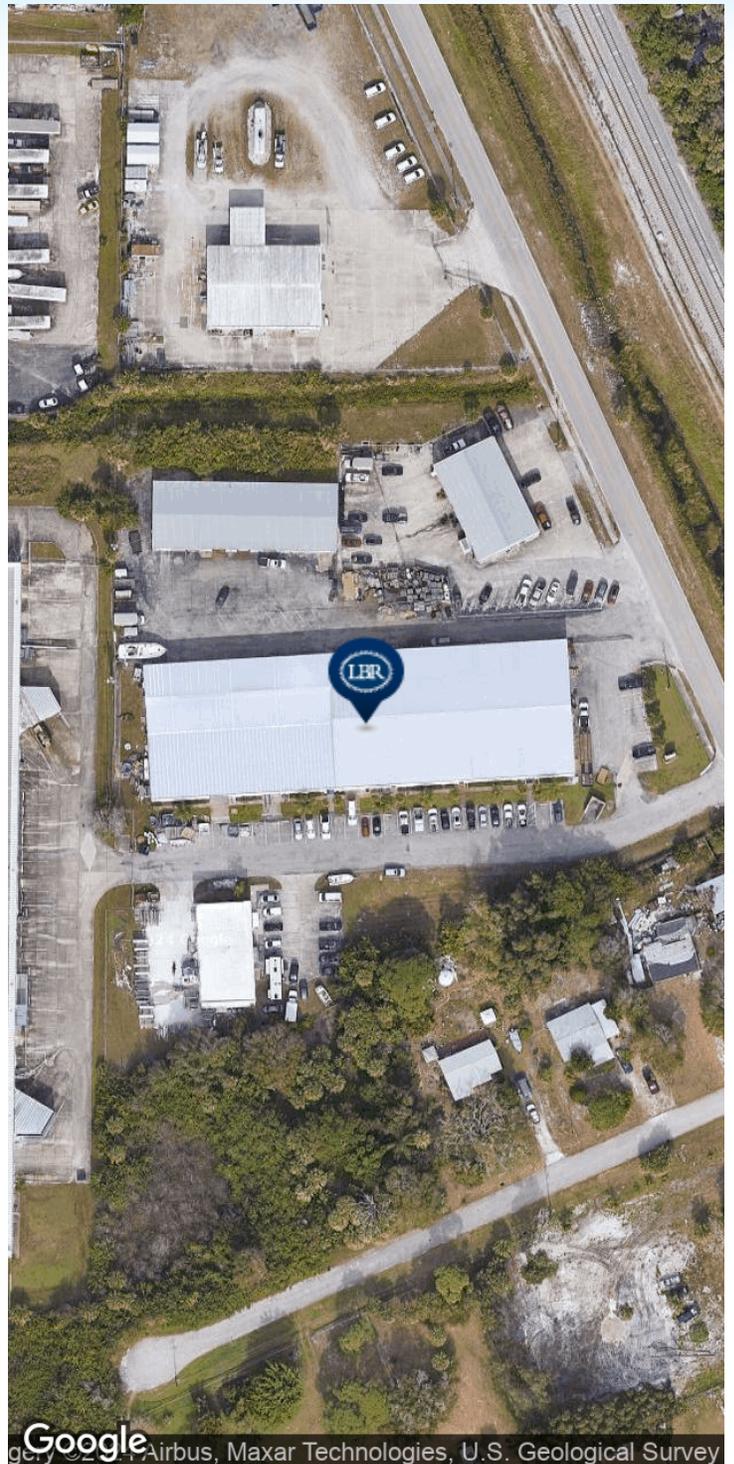
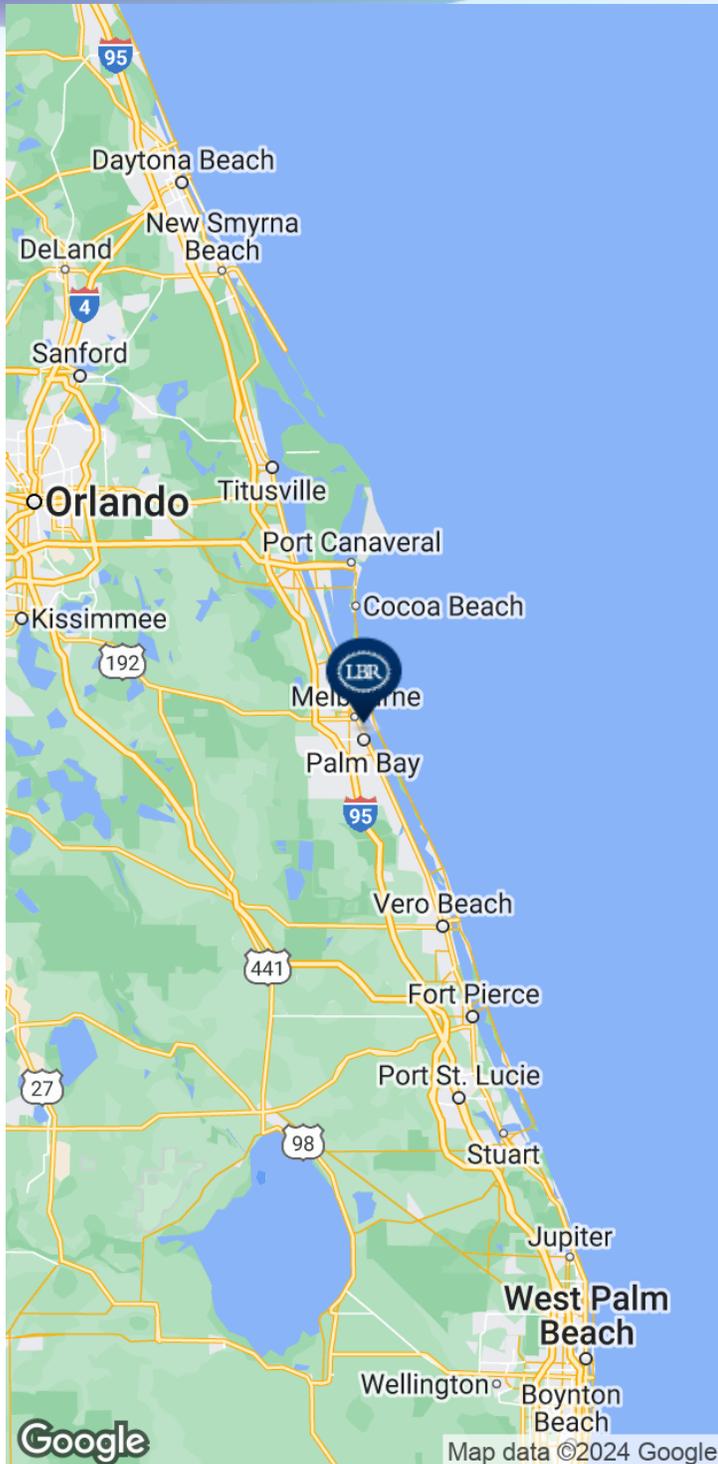
NOT TO SCALE

PREMISES IS DEEMED TO BE 10,546 RENTABLE SQUARE FEET INCLUDING 2,779 SQ. FT. OF OFFICE



# LOCATION MAP

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