

Woodlake Commerce Park

2330 Commerce Park Drive, Suite 2, Palm Bay, FL 32905

Light Industrial Zoning / Centrally Located / Ample Parking / Open Configuration



OFFERING SUMMARY

Available SF: 27,760 SF

Lease Rate: \$9.95 SF/yr (NNN)

Acreage: 12.52 Acres

Facility SF: 171,000 SF

Zoning: Light Industrial (LI)

PROPERTY OVERVIEW

Interior: Hard Wall Offices & Open Configuration. Multiple Conference Rooms
100% HVAC and Fire Sprinklered
Carpet/Tile & Drop Ceiling Throughout
Utilities: City of Palm Bay Water & Sewer, 3-Phase FPL Electric
One Grade Level Overhead Door. Additional Common Deep Well Dock
LI Zoning: Office, Light Manufacturing, R&D Facilities, Warehousing & More!
Easy to Convert to Flex/Warehouse. Est. 14' Height if Drop Ceiling Removed
LL would Consider Modifications Subject to Lease Terms & Tenant Credit
Est. \$4.65 PSF CAM

LOCATION OVERVIEW

Located in the heart of Woodlake Commerce Industrial Business Park, home to numerous companies. Facility is well located and provides easy access to Highway US 1, Palm Bay Road and Interstate 95. The Melbourne International Airport is approximately a 15 minute drive to the North. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR

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Zachary Ullian

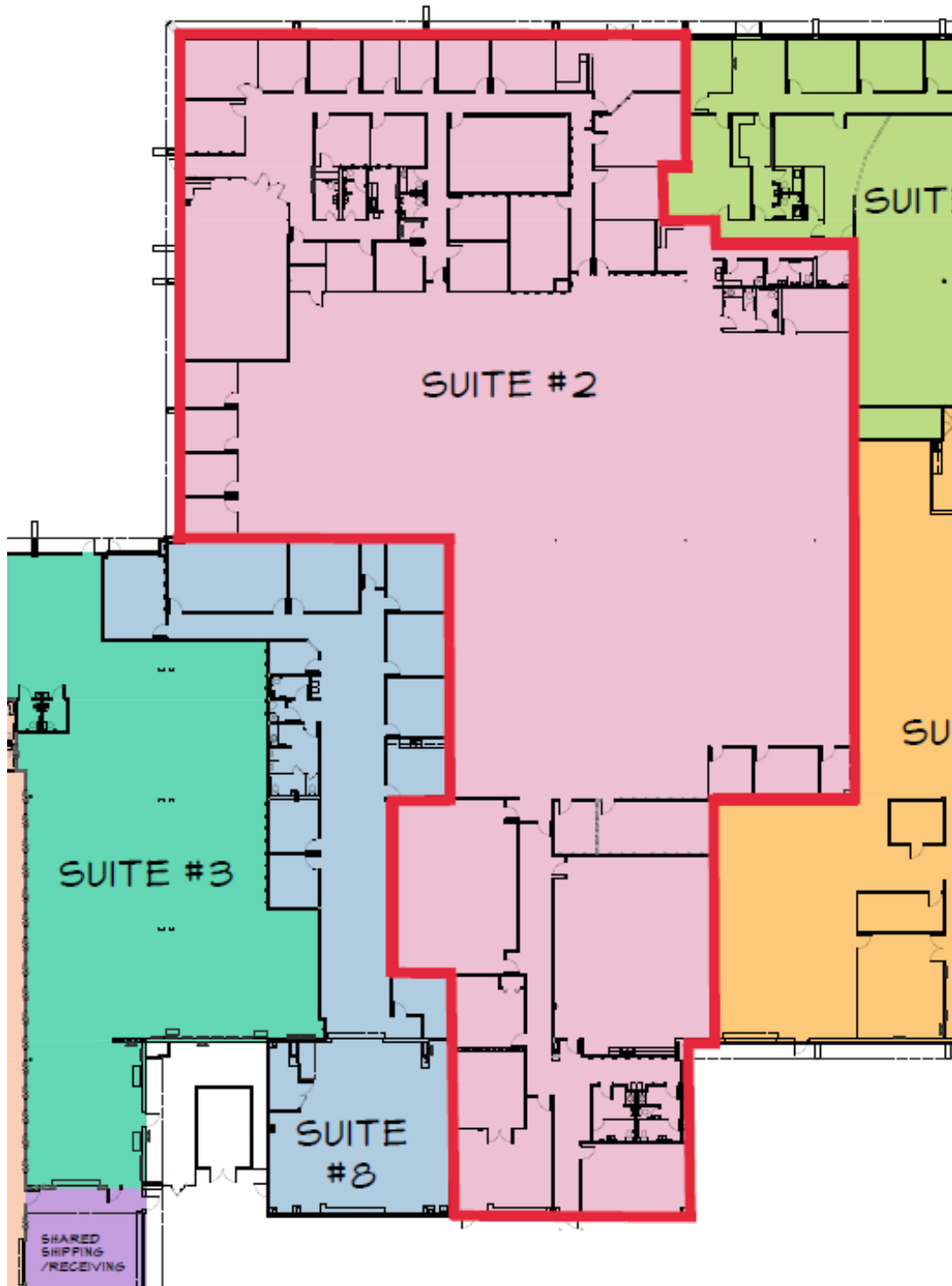
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Floor Plan



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Additional Photos



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Surrounding Businesses



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