



RENDERING PHOTO

FOR LEASE

PALM BAY INDUSTRIAL CENTER | 25,125 TO 100,500 SF

ROBERT J CONLAN BOULEVARD | PALM BAY, FLORIDA 32905

**ADDITIONAL OUTDOOR STORAGE
& TRAILER PARKING AVAILABLE**

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**LEE &
ASSOCIATES**

The Property

ADDRESS

Robert J. Conlan Boulevard
Palm Bay, Florida 32905

BUILDING SIZE

100,500 SF (*Divisible to 25,125 SF*)

OFFICE

Build to suit

BUILDING DEPTH

150'

CLEAR HEIGHT

32'

TRUCK COURT

130'

LOADING

Rear

DOORS

22 Dock Doors (9'x10') | 2 Drive-in Doors (16'x16')

OUTDOOR STORAGE

Additional outdoor storage, and trailer parking available

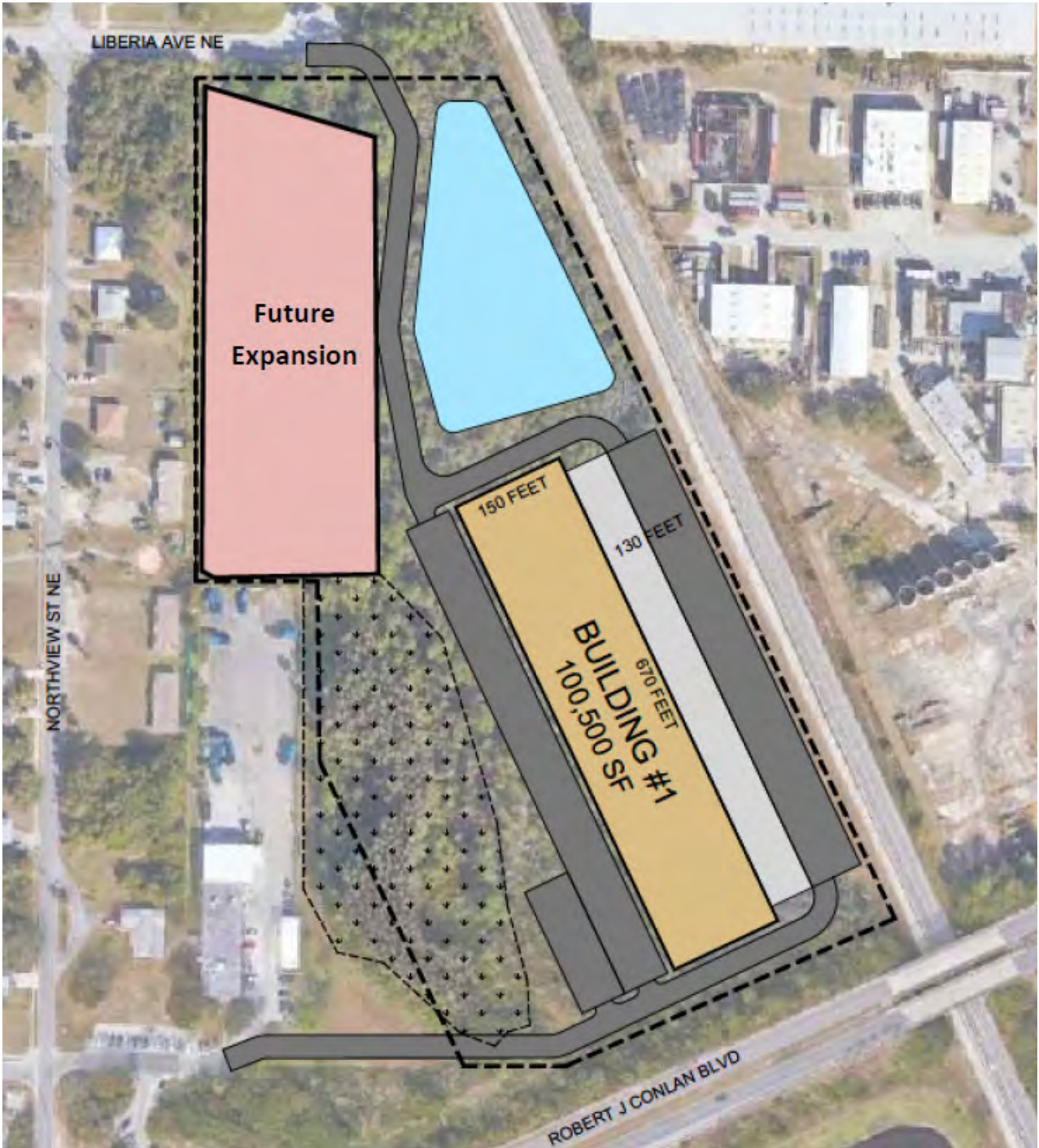


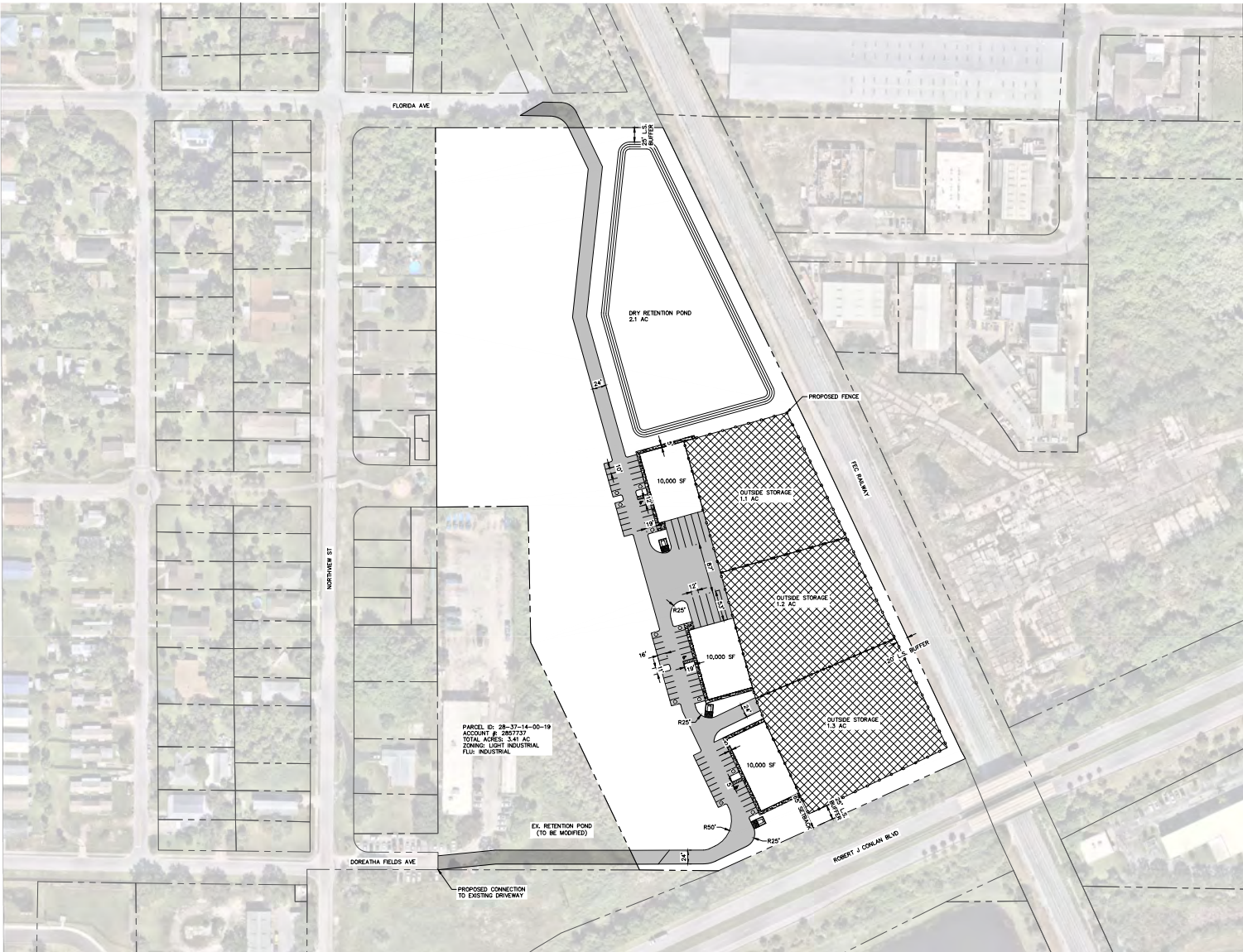
DISTANCE	
I-95	4 Miles
Melbourne Airport	5 Miles
Port Canaveral	26 Miles



This property offers convenient access to US 1 and Interstate 95, providing efficient connectivity throughout Brevard County and beyond. The location is near major employers and industrial users, including Republic Services, L3Harris Technologies, Northrop Grumman, ABC Supply, and Melbourne Orlando International Airport.







PROJECT DESCRIPTION:
THE PROJECT PROPOSES THREE (3) ±10,000 SF INDUSTRIAL BUILDINGS. EACH INCLUDING ±1,000 SF OF OFFICE SPACE. EACH BUILDING WILL INCLUDE AN ADJOINING OUTDOOR INDUSTRIAL STORAGE AREA. THE SITE IS ANTICIPATED TO UTILIZE A DRY RETENTION STORMWATER MANAGEMENT SYSTEM AND WILL BE SERVED BY WATER AND SANITARY SEWER UTILITIES. PRIMARY ACCESS, INCLUDING TRUCK ACCESS, IS PROPOSED VIA A DRIVEWAY CONNECTION TO DORCATHA FIELDS AVE NE. THE APPLICANT IS THE CONTRACT PURCHASER OF PARCEL ID 28-37-14-00-19 AND INTENDS TO USE THIS PARCEL FOR THE PRIMARY ACCESS CONNECTION. MODIFICATIONS TO THE EXISTING STORMWATER SYSTEM IMPACTED BY THE PROPOSED DRIVE AISLE WILL BE INCORPORATED INTO THE OVERALL SITE DESIGN. SECONDARY ACCESS IS PROPOSED VIA FLORIDA AVE NE AND IS INTENDED PRIMARILY FOR EMPLOYEE VEHICULAR ACCESS (NON-TRUCK TRAFFIC). THE WESTERN PORTION OF THE SITE IS LOCATED WITHIN FEMA FLOOD ZONE A AND CONTAINS IDENTIFIED WETLAND AREAS.

SITE DETAILS:
JURISDICTION: CITY OF PALM BAY
SITE ADDRESS: UNASSIGNED
PALM BAY, FL 32905
PARCEL ID: 28-37-14-00-3
TOTAL PARCEL ACRES: ±14.59 AC
ZONING: LIGHT INDUSTRIAL
FLL: INDUSTRIAL
MINIMUM LOT AREA: 20,000 SF
MINIMUM LOT WIDTH: 100 FT
MINIMUM LOT DEPTH: 200 FT
MAXIMUM BUILDING HEIGHT: 100 FT
EXISTING BUILDINGS GFA: 0 SF
PROPOSED BUILDINGS GFA: 30,000 SF
FLOOR AREA RATIO: N/A (REQUIRED)
30,000 SF/635,540 SF = 0.05 (PROPOSED)

BUILDING SETBACKS:	REQUIRED	PROVIDED
WEST:	40 FT	555 FT
NORTH:	25 FT	280 FT
EAST:	25 FT	205 FT
SOUTH:	25 FT	65 FT
LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
WEST:	25 FT	25 FT
NORTH:	25 FT	25 FT
EAST:	10 FT	20 FT
SOUTH:	10 FT	25 FT

PARKING SUMMARY
PARKING DIMENSIONS:
REQUIRED STANDARD PARKING DIMENSION - 10FT X 19FT
REQUIRED ADA PARKING DIMENSION - 12FT X 19FT
REQUIRED LOADING SPACE PARKING DIMENSION - 12FT X 53FT

PARKING CALCULATIONS:	SQUARE FEET	FORMULA	REQUIRED	PROPOSED
INDUSTRIAL:	27,000	1 SPACE / 1,000 SF	27 SPACES	64 SPACES
OFFICE:	3,000	1 SPACE / 500 SF	6 SPACES	6 SPACES
TOTAL:			33 SPACES	70 SPACES (INCL. ADA)

ADA SPACES:	REQUIRED	PROVIDED
	3 SPACES	3 SPACES

FLOOD ZONE:
PORTIONS OF THE SUBJECT PROPERTY ARE IDENTIFIED WITHIN FEMA FLOOD ZONE A, PER FEMA FIRM PANEL NO. 12009C0612H, EFFECTIVE JANUARY 29, 2021. FLOOD ZONE DESIGNATIONS ARE SUBJECT TO VERIFICATION AND REGULATORY REVIEW.

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AEROSPACE & DEFENSE: THE DEMAND ENGINE

15,000+ new high-paying positions announced across Brevard's aerospace / defense cluster over the past three years

● L3HARRIS Melbourne (HQ) Largest Space Coast employer - \$100M Palm Bay expansion (Golden Dome missile-defense program)	● NORTHROP GRUMMAN Melbourne New 300,000 SF engineering facility. 1,200+ engineers added sixth-gen airpower programs	● LOCKHEED MARTIN Titusville / Malabar \$40M campus investment 300+ new high-paying jobs announced (Feb 2025)	● COLLINS AEROSPACE Melbourne (RTX) Major avionics engineering & manufacturing center
● BLUE ORIGIN Cape Canaveral/Titusville \$600M "Project Horizon" expansion · 500 jobs (avg. \$98K) · 830,000 SF facility	● SPACE X Cape Canaveral Rocket manufacturing & launch ops planned Starship-class factory footprint	● BOEING Titusville HQ Presence + Kennedy Space Center launch support	● EMBRAER Melbourne Second commercial-aviation assembly plant under construction

\$127K median aerospace/defense salary — **1.9x** Brevard's countywide average wage of \$68,184

\$860M+ in named aerospace/defense capital investment announced in Brevard since 2024 (L3Harris, Blue Origin, Lockheed Martin, Amazon satellite-processing facility)

PORT CANAVERAL	
6.1M tons	cargo volume, FY2025
8.6M	cruise passengers (+13% YoY)
\$912M	5-yr Port capital plan ('26-'30)
\$2.0B	proposed Space Florida "Wharf" — heavy-lift aerospace logistics

REAL ESTATE DEMAND INTENSITY	
~250 SF	per job — Northrop Grumman's engineering-dense 300,000 SF / 1,200-engineer facility
~1,650 SF	per job — Blue Origin's heavy rocket-manufacturing 830,000 SF / 500-job Project Horizon

Sources: L3Harris, Northrop Grumman, Blue Origin & Space Coast EDC newsroom releases (2025-26); Port Canaveral FY2025 State of the Port; spacecoastdefense-jobs.com salary data; Florida EDR · CONFIDENTIAL



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