



INDUSTRIAL PROPERTY FOR LEASE

Office/ Research And Development / Manufacturing Facility

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

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

Flex, Research Lab, Office • 1470 Treeland Blvd SE Palm Bay , FL 32909



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
3-Phase Power
Back Up Generators
Fire Sprinkler System
Ample Parking
Campus Like Setting with Walkways and Landscaping

LOCATION OVERVIEW

Situated in Foundation Research Park in Palm Bay
+/- 1.5 miles to I-95 at Malabar Road
+/- 35 miles to Port Canaveral
+/- 10 miles to Melbourne Orlando International Airport

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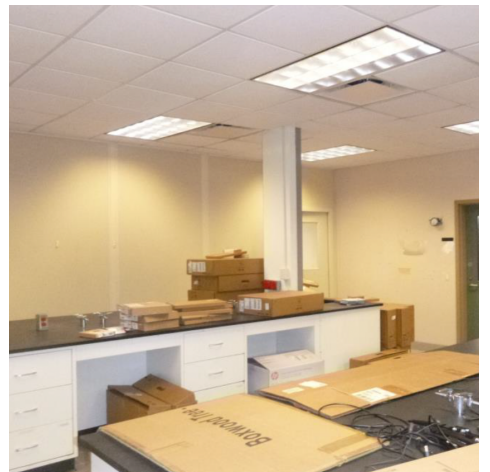
Lightle Beckner Robison, Inc.

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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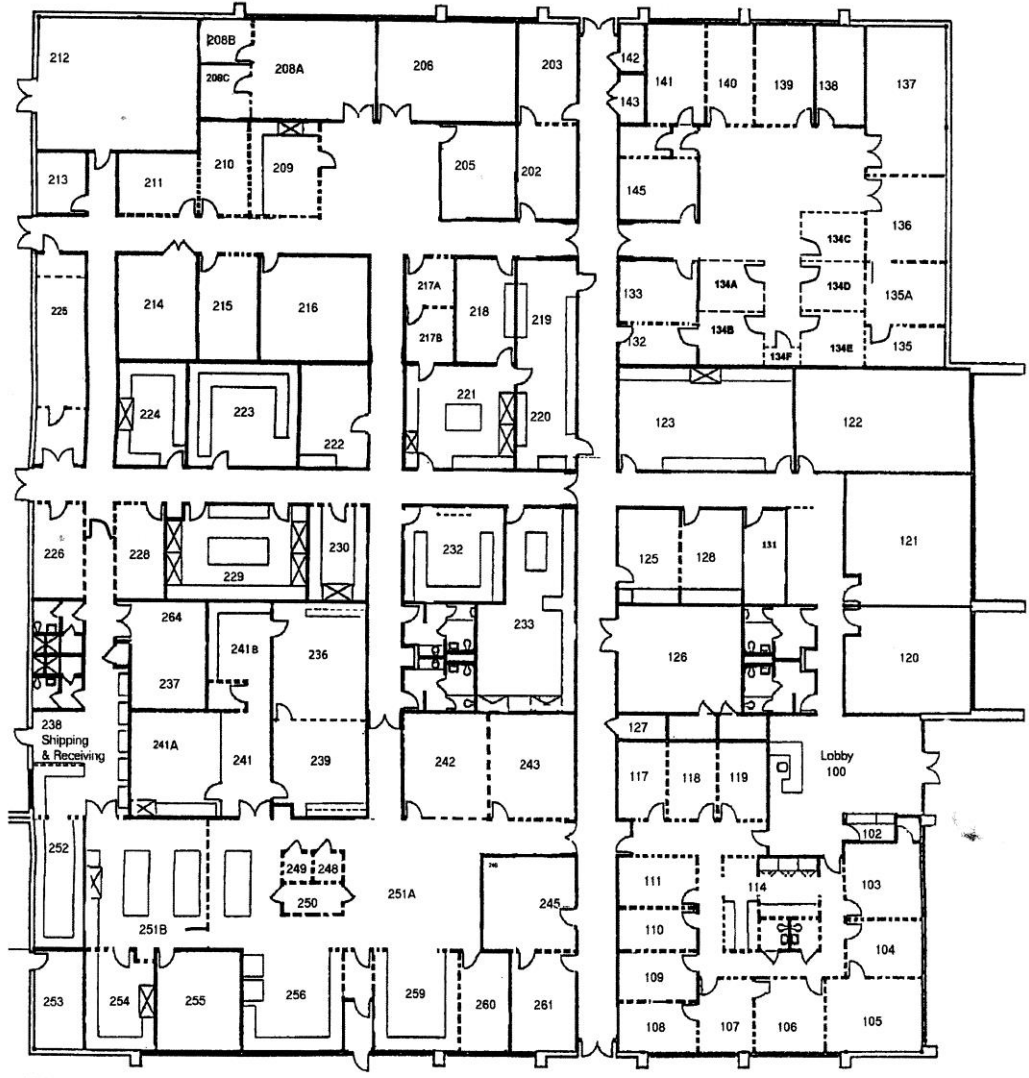
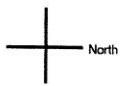


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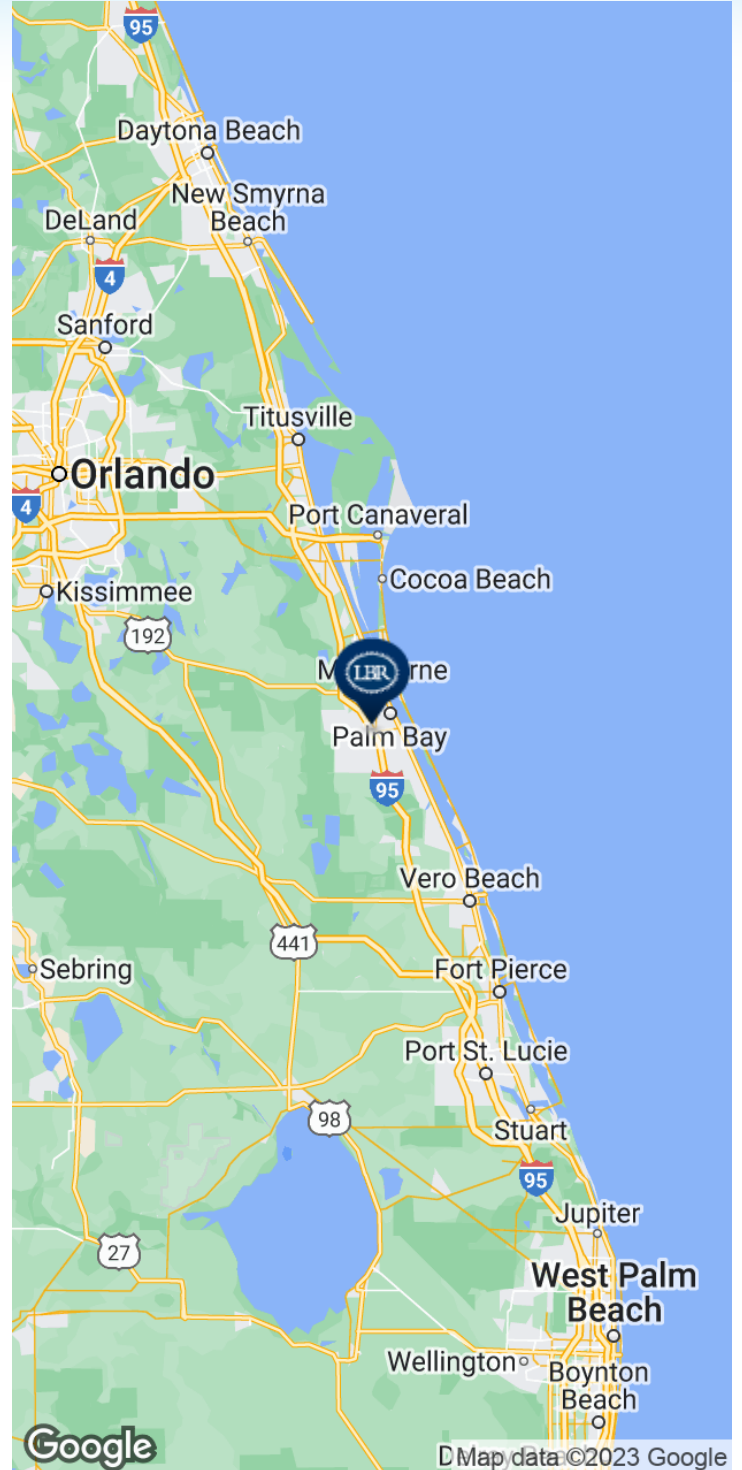
Dashed line equals short walls
Solid equals floor to roof.

FLOOR PLAN

BUILDING SKETCH

LOCATION MAP

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