



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

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

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

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



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

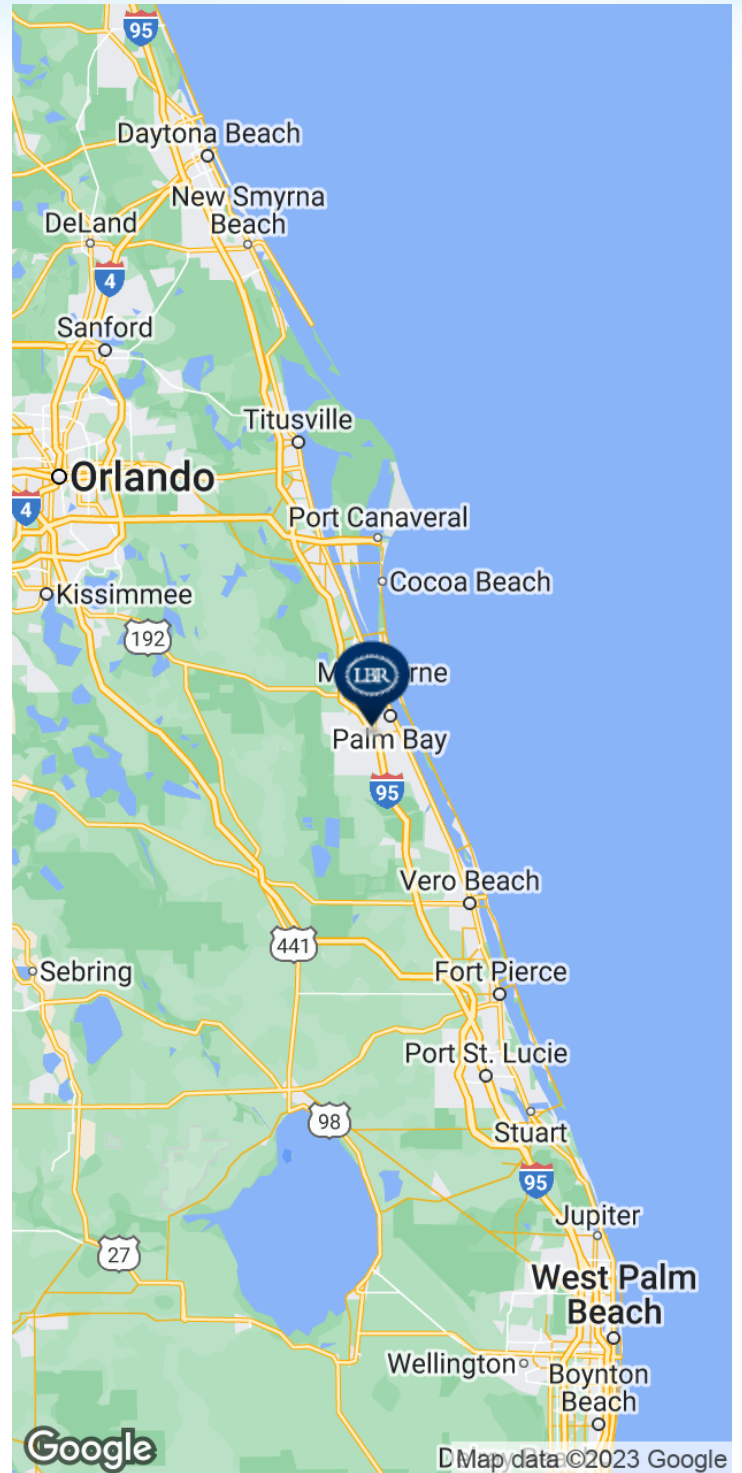
Lightle Beckner Robison, Inc.

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.

LOCATION MAP

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



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

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.