



LIGHTLE  
BECKNER  
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL / FLEX PROPERTY FOR SALE

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## High Tech Facility Office, Flex, R&D, Medical

1470 Treeland Blvd SE Palm Bay , FL 32909

FOR SALE | \$4,200,000.00

presented by:

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

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

# EXECUTIVE SUMMARY

Office, Flex, R&D, Medical • 1470 Treeland Blvd SE Palm Bay , FL 32909



## OFFERING SUMMARY

<b>Sale Price:</b>	\$4,200,000
<b>Price / SF:</b>	\$117.34
<b>Lot Size:</b>	3.7 Acres
<b>Year Built:</b>	1995
<b>Building Size:</b>	35,793 SF
<b>Zoning:</b>	LI
<b>APN#:</b>	29-37-09-MY-3042-5

## PROPERTY OVERVIEW

Reception Areas in Front and Back  
Multiple Perimeter Offices  
Administrative Wing  
Kitchen / Break Area  
Conference Room  
Laboratory and Specialty Areas  
SCIF Rooms  
3-Phase Power / Back-Up Generators  
Fire Sprinkler System  
Ample Parking / Campus Like Setting

## LOCATION OVERVIEW

Palm Bay, Florida, offers a prime location for Industrial/Research & Development ventures. Situated in the heart of Space Coast, this vibrant city is an epicenter for cutting-edge technology and innovation. Boasting a skilled workforce, proximity to major transportation routes, and a favorable business climate, Palm Bay provides an inviting atmosphere for businesses to thrive. Nearby, companies like Harris Corporation, Intersil, and L3Harris Technologies contribute to the robust technology sector. The area also offers access to Florida Institute of Technology, dining options, and outdoor recreational activities. With its strategic position and dynamic environment, Palm Bay presents an exceptional opportunity for Industrial/R&D investors or tenants.

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Melbourne, FL 32901

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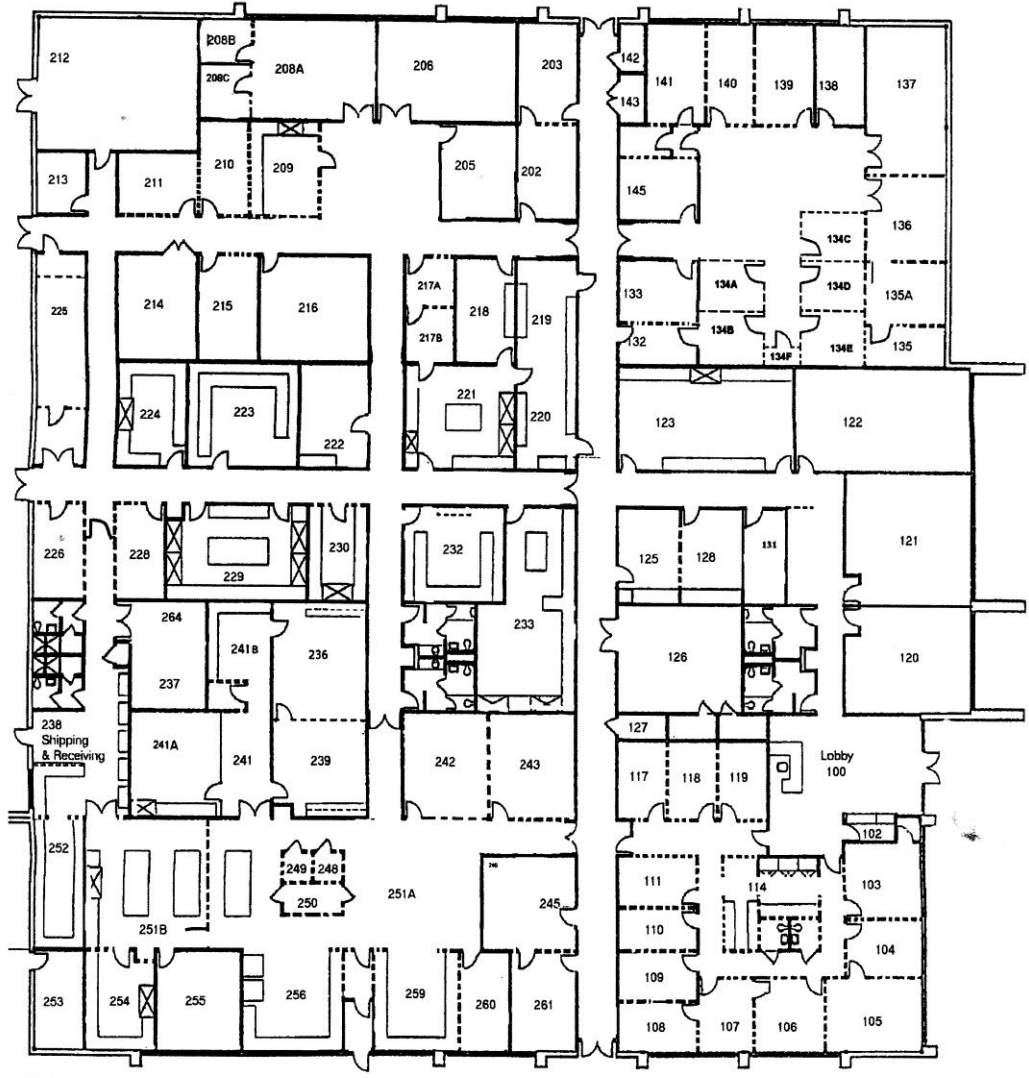
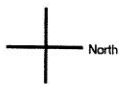
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Dashed line equals short walls  
Solid equals floor to roof.

FLOOR PLAN

### BUILDING SKETCH



# ADDITIONAL PHOTOS

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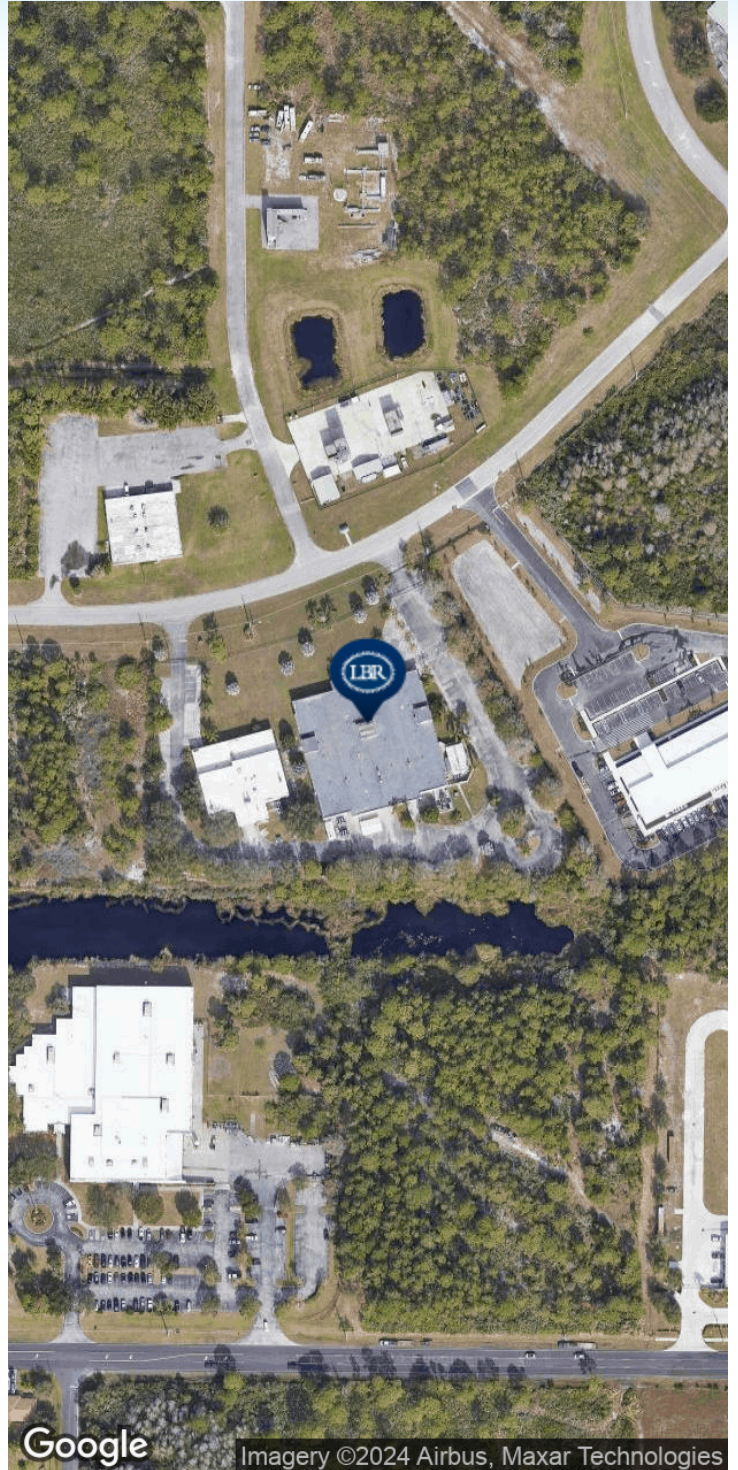
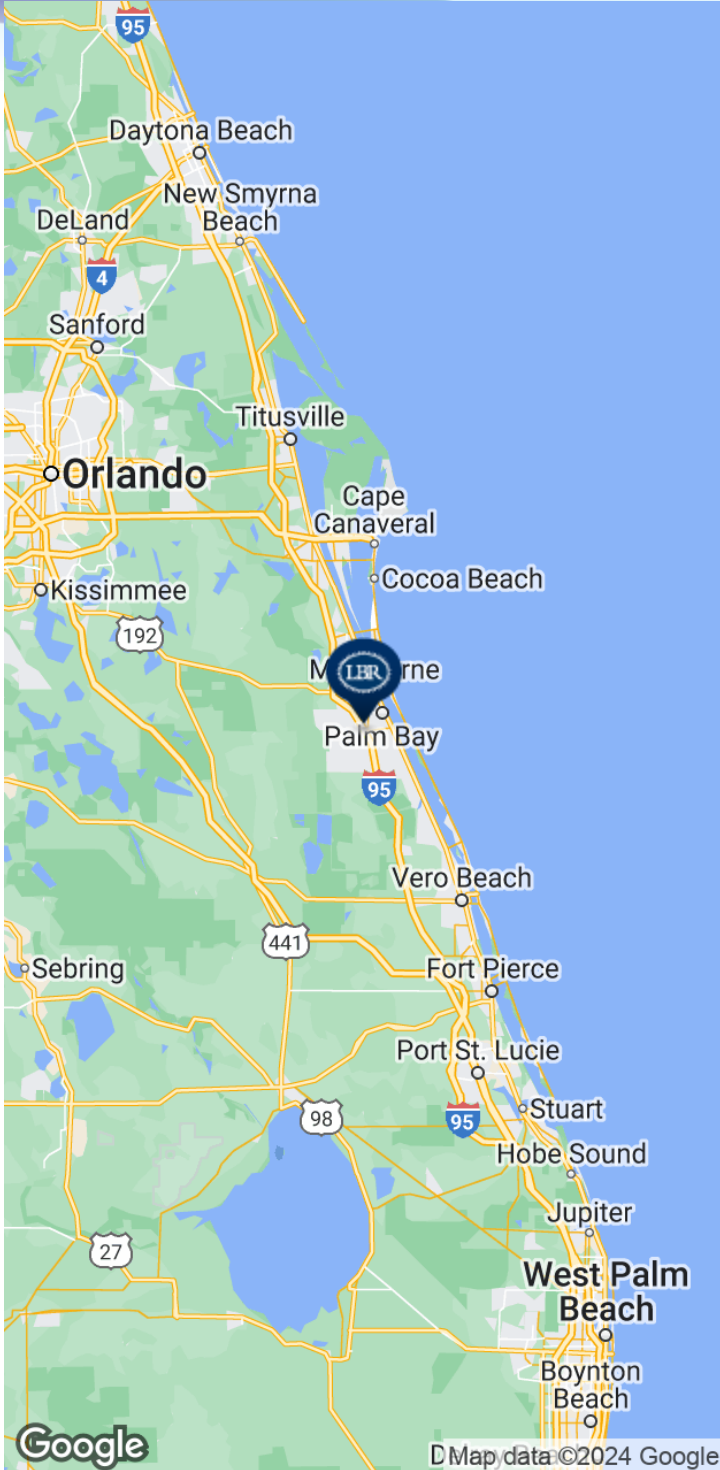
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# LOCATION MAP

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