



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

INDUSTRIAL PROPERTY FOR LEASE

FOR LEASE
+/- 13,745 SF Office / Flex
Manufacturing

1450 Treeland Blvd SE Palm Bay, FL 32909

UP TO +/-13,754 SF OF INDUSTRIAL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 1450 Treeland Blvd SE Palm Bay, FL 32909



OFFERING SUMMARY

Available SF: 13,754 SF

Lease Rate: \$11.50 SF/yr (NNN)

Lot Size: 1.81 Acres

Year Built: 1998

Building Size: 14,091 SF

Zoning: LI

PROPERTY OVERVIEW

Situated on +/- 1.81 Acres Manufacturing Complex

Security Fencing

Extraordinary Power Capacity to the Building

Including Exterior Transformer 250KVA 480 3-Phase

Interior Features:

+/- 9530sf Manufacturing Space with 14' Clear Height , Non HVAC

+/- 4215 sf Seven Perimeter Offices, Reception, Conference Rooms

Including Bonus +/- 1200sf Mezzanine

Break Area

37 Parking Spaces

Natural Gas Service to Building

Owner Negotiable to Improvements for Tenants Requirements

LOCATION OVERVIEW

+/- 1.5 Miles to I-95

+/- 1.3 Miles to Malabar Road

+/- 35 Miles to Port Canaveral

+/- 65 Miles to 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

• 1450 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.

ADDITIONAL PHOTOS

• 1450 Treeland Blvd SE Palm Bay, FL 32909



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

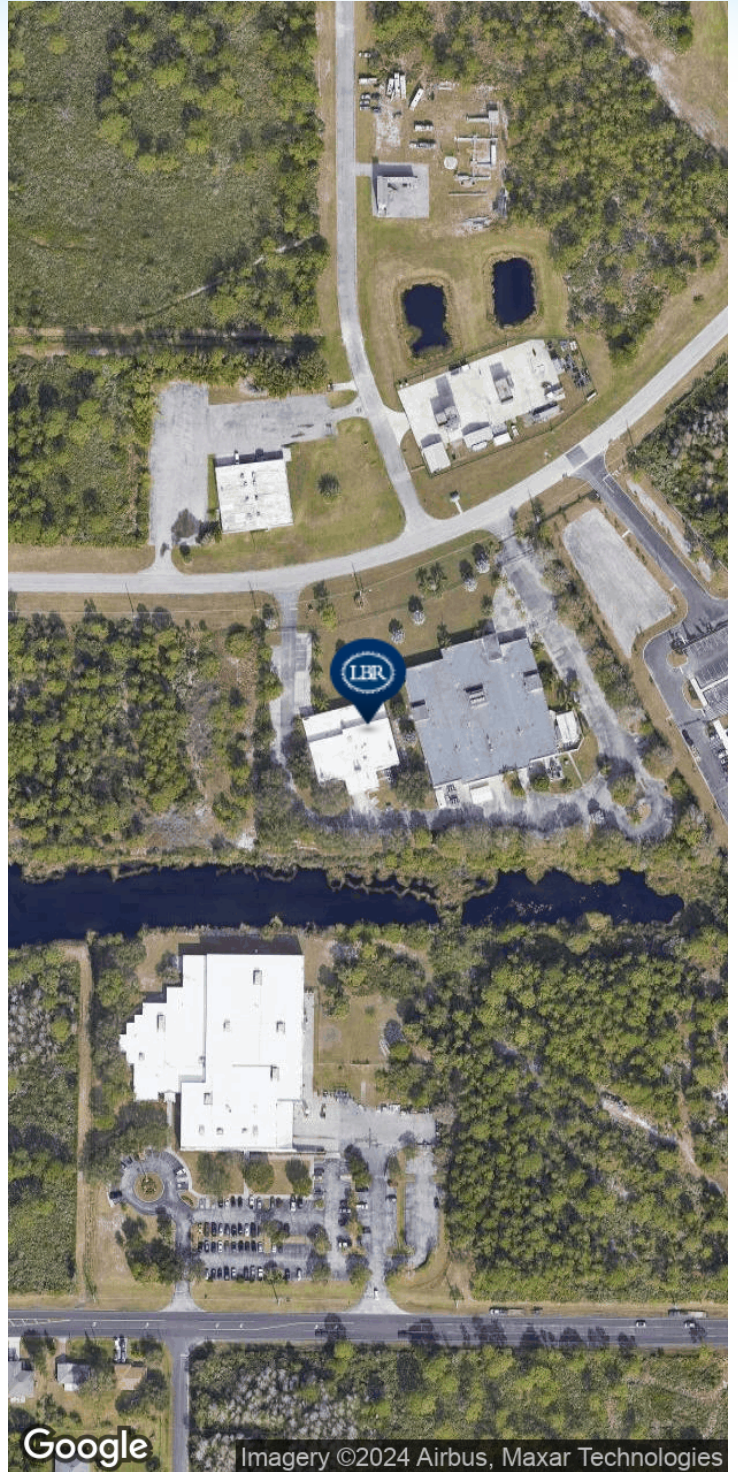
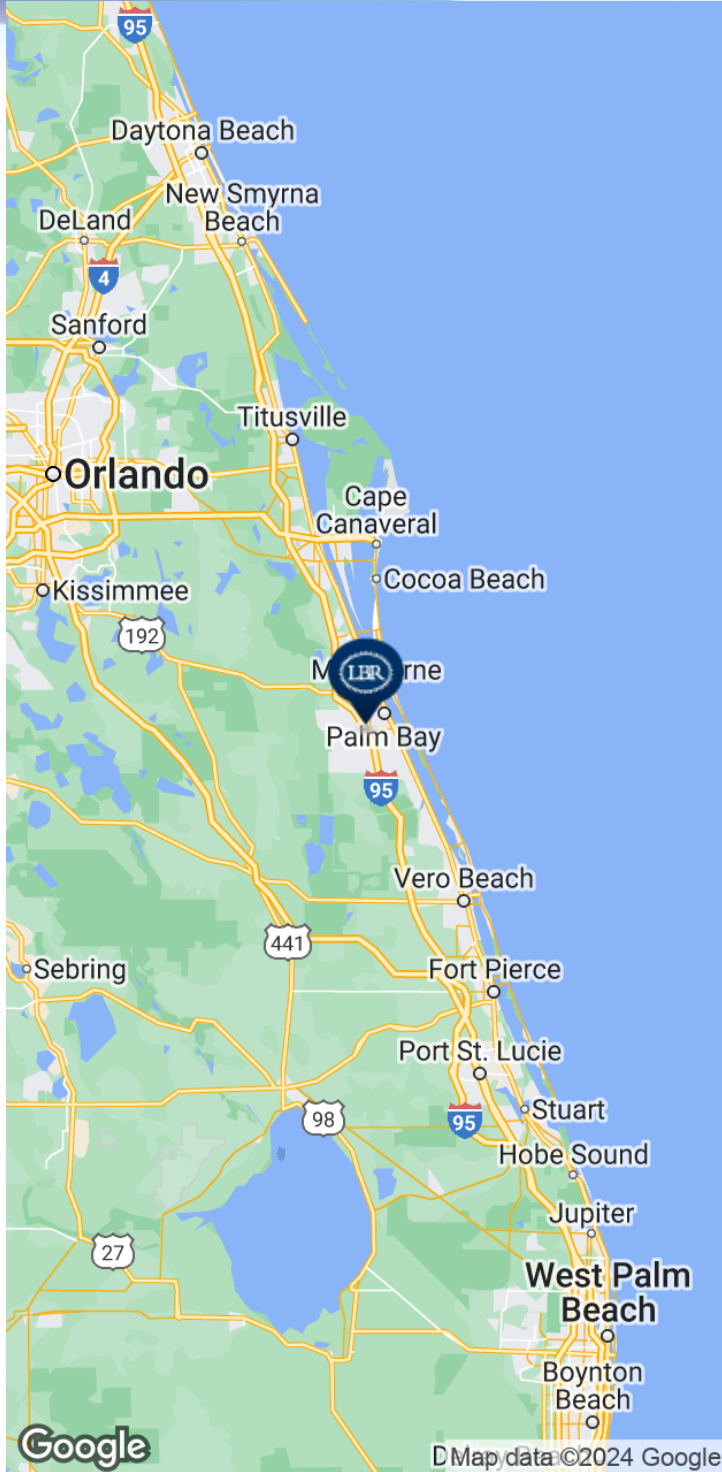
Lightle Beckner Robison, Inc.

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

• 1450 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.