



LIGHTLE  
BECKNER  
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL PROPERTY FOR LEASE

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

1470 Treeland Blvd SE Palm Bay , FL 32909

UP TO +/- 35,793 SF OF INDUSTRIAL SPACE

presented by:

**ROB BECKNER, SIOR**

Principal  
321.722.0707 X11  
rob@teamlbr.com

**CHARLES DUVAL**

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

# EXECUTIVE SUMMARY

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



## OFFERING SUMMARY

|                       |                     |
|-----------------------|---------------------|
| <b>Available SF:</b>  | Up to +/- 35,793 SF |
| <b>Lease Rate:</b>    | \$12.00 SF/yr (NNN) |
| <b>Lot Size:</b>      | 3.7 Acres           |
| <b>Year Built:</b>    | 1995                |
| <b>Building Size:</b> | 35,793 SF           |
| <b>Zoning:</b>        | 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 - Must be Recommissioned  
3-Phase Power  
Back Up Generators  
Fire Sprinkler System  
Ample Parking

## LOCATION OVERVIEW

Palm Bay, Florida, offers a prime location for Industrial/Research & Development ventures. Situated in the heart of Space Coast. Skilled workforce, proximity to major transportation routes, and a favorable business climate. Nearby Intersil, and L3Harris Technologies contribute to the robust technology sector. Access to Florida Institute of Technology. With its strategic position and dynamic environment, Palm Bay presents an exceptional opportunity for Industrial/R&D investors or tenants.

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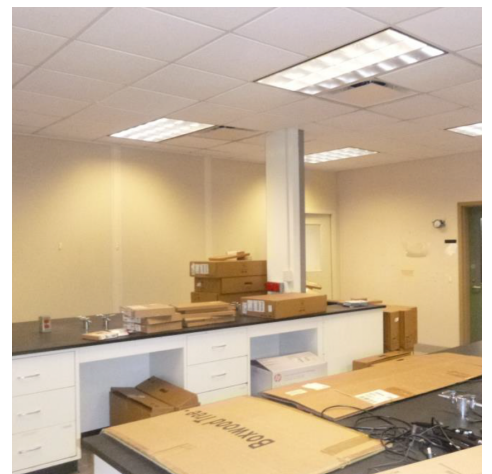
### Lightle Beckner Robison, Inc.

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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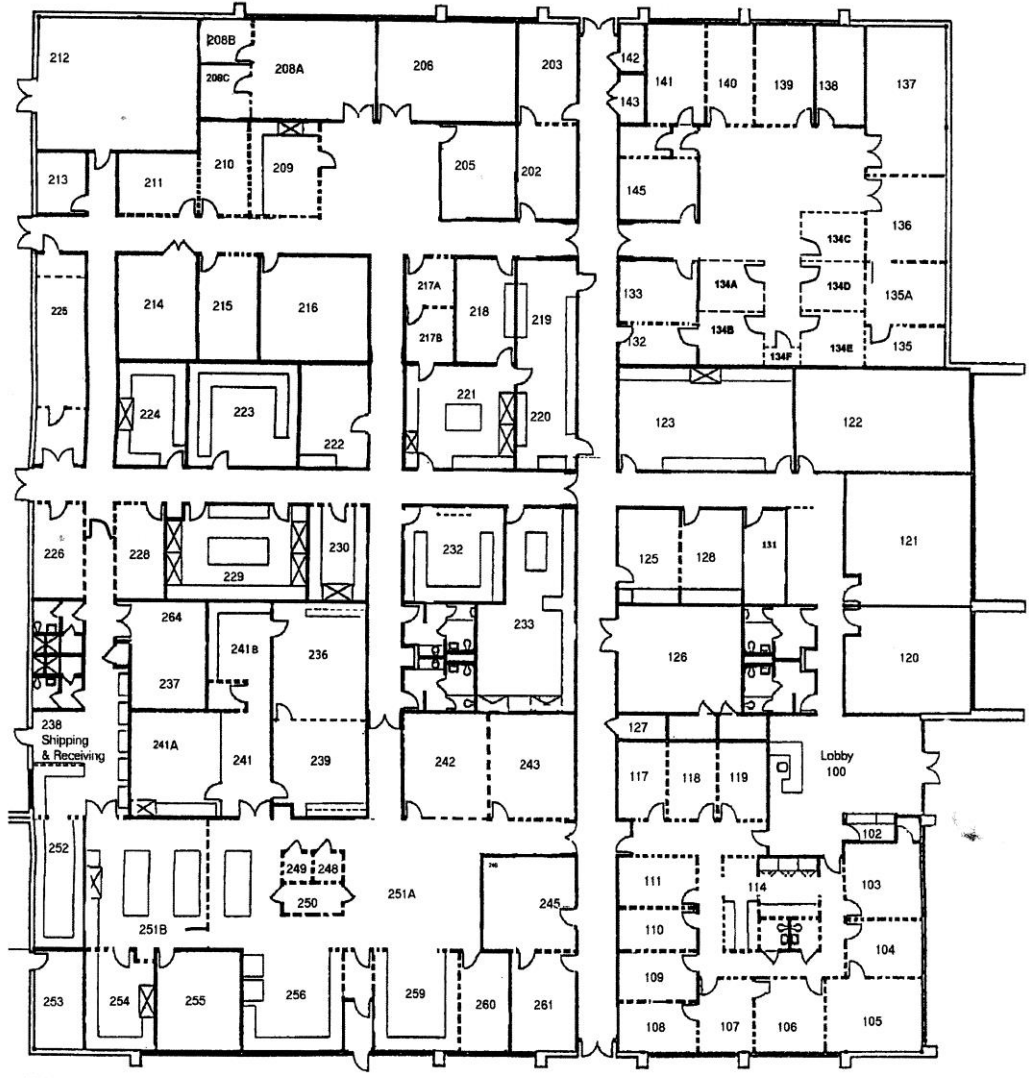
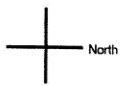
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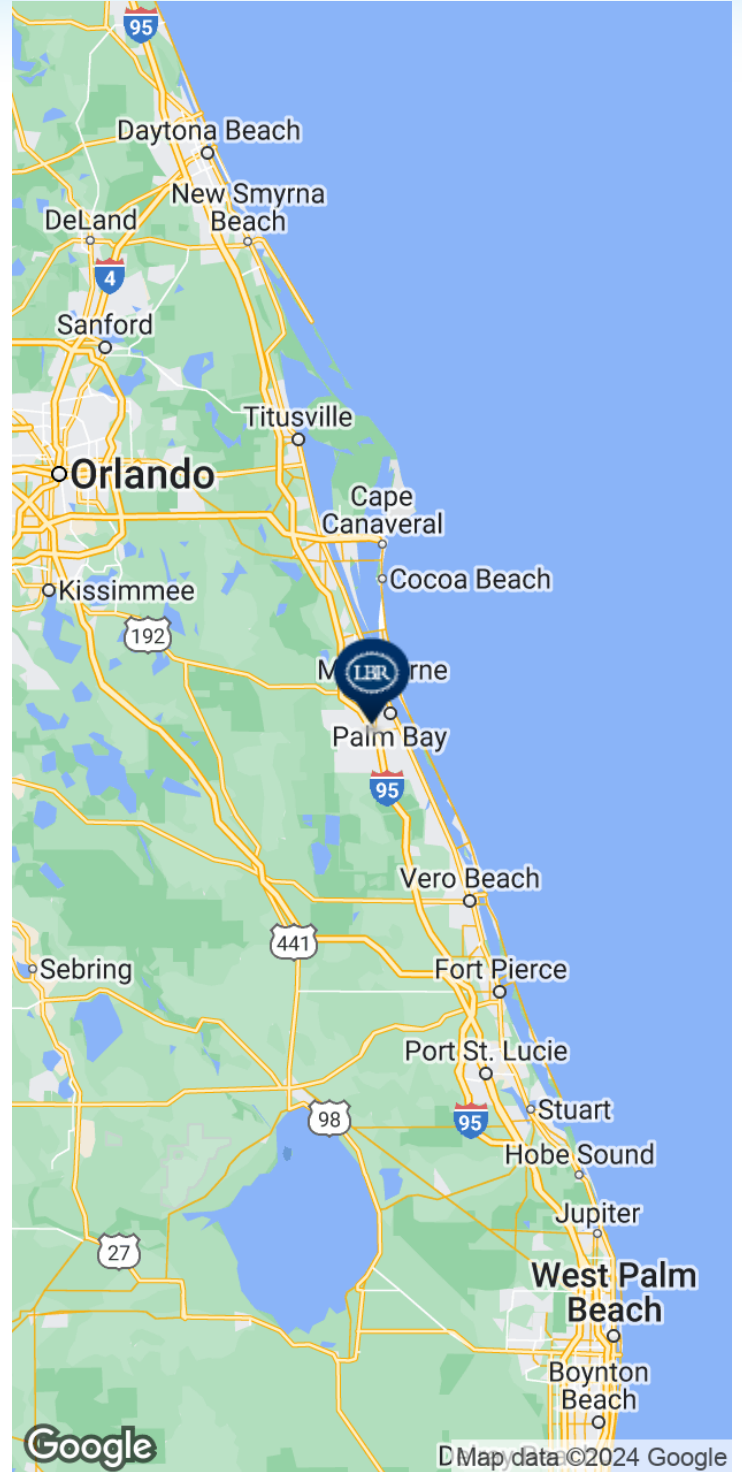


FLOOR PLAN

BUILDING SKETCH

# LOCATION MAP

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