



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

INDUSTRIAL / FLEX PROPERTY FOR SALE

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

1470 Treeland Blvd SE Palm Bay , FL 32909

FOR SALE | \$4,200,000.00

presented by:

ROB BECKNER, SIOR

Principal
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CHARLES DUVALL

Office Sales & Leasing
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EXECUTIVE SUMMARY

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



OFFERING SUMMARY

Sale Price:	\$4,200,000
Price / SF:	\$117.34
Lot Size:	3.7 Acres
Year Built:	1995
Building Size:	35,793 SF
Zoning:	LI
APN#:	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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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.

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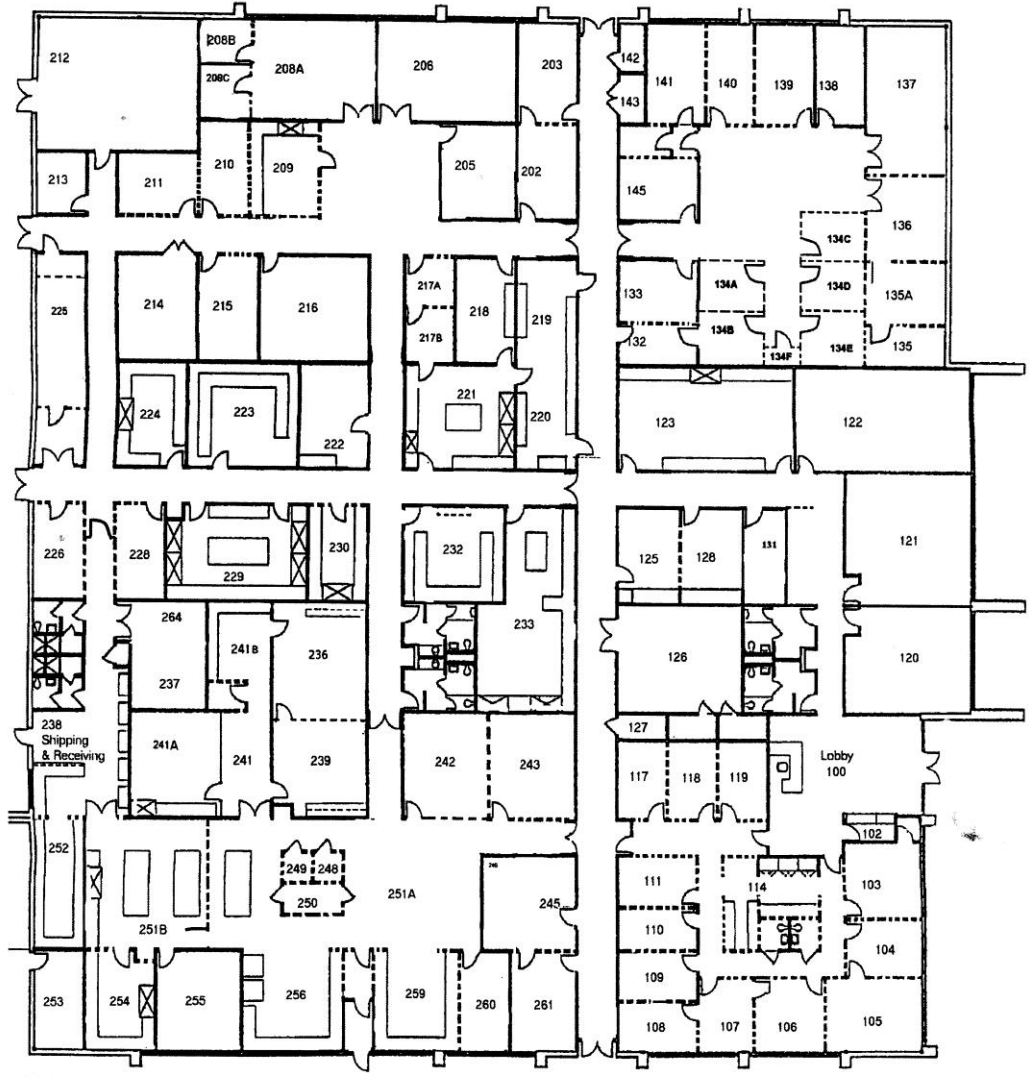
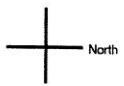
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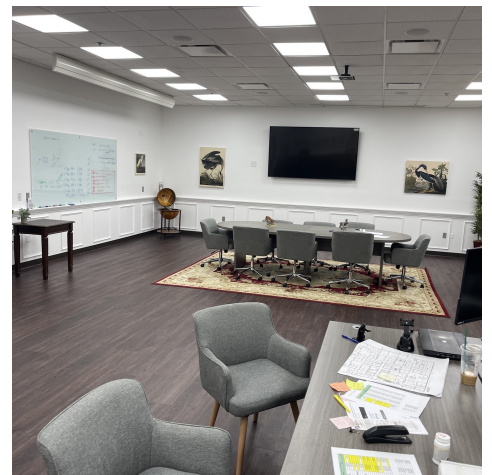
Dashed line equals short walls
Solid equals floor to roof.

FLOOR PLAN

BUILDING SKETCH

ADDITIONAL PHOTOS

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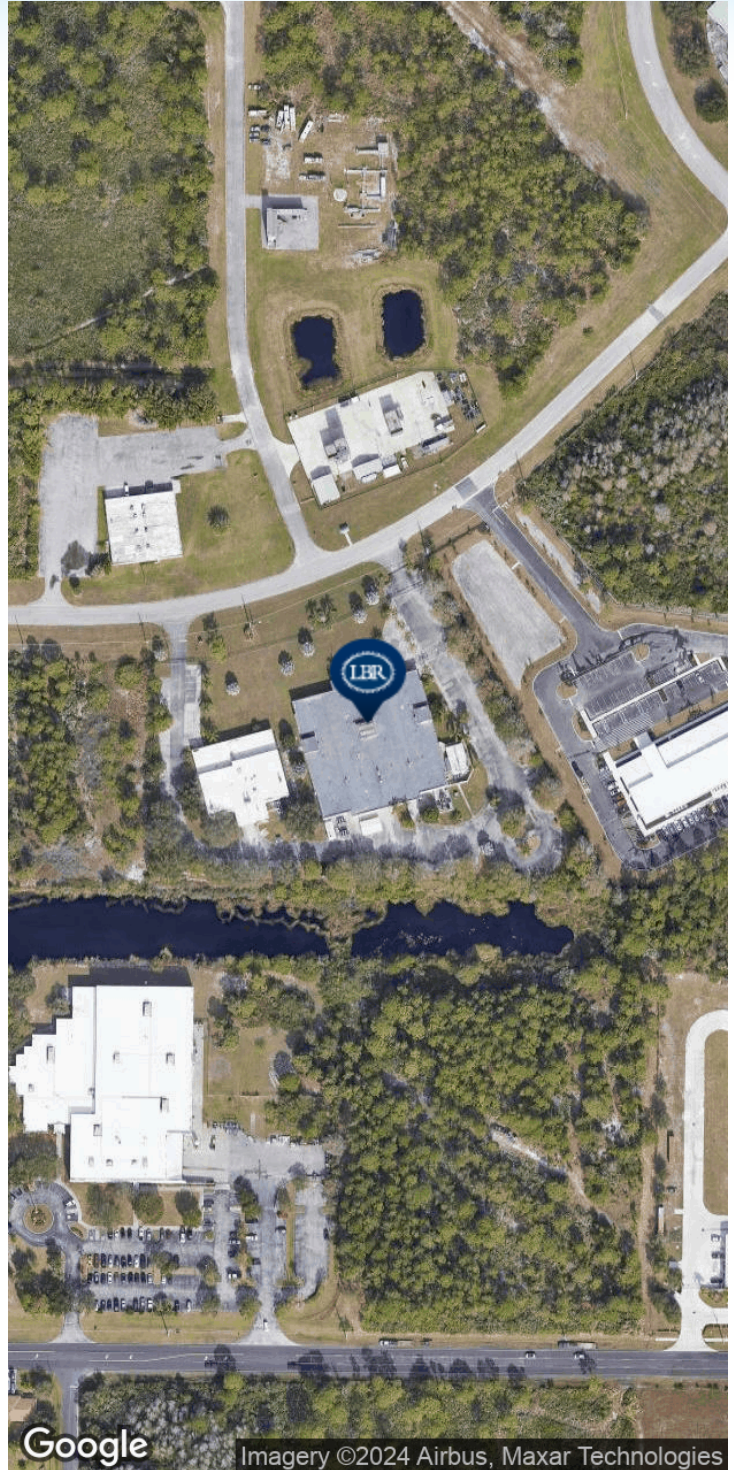
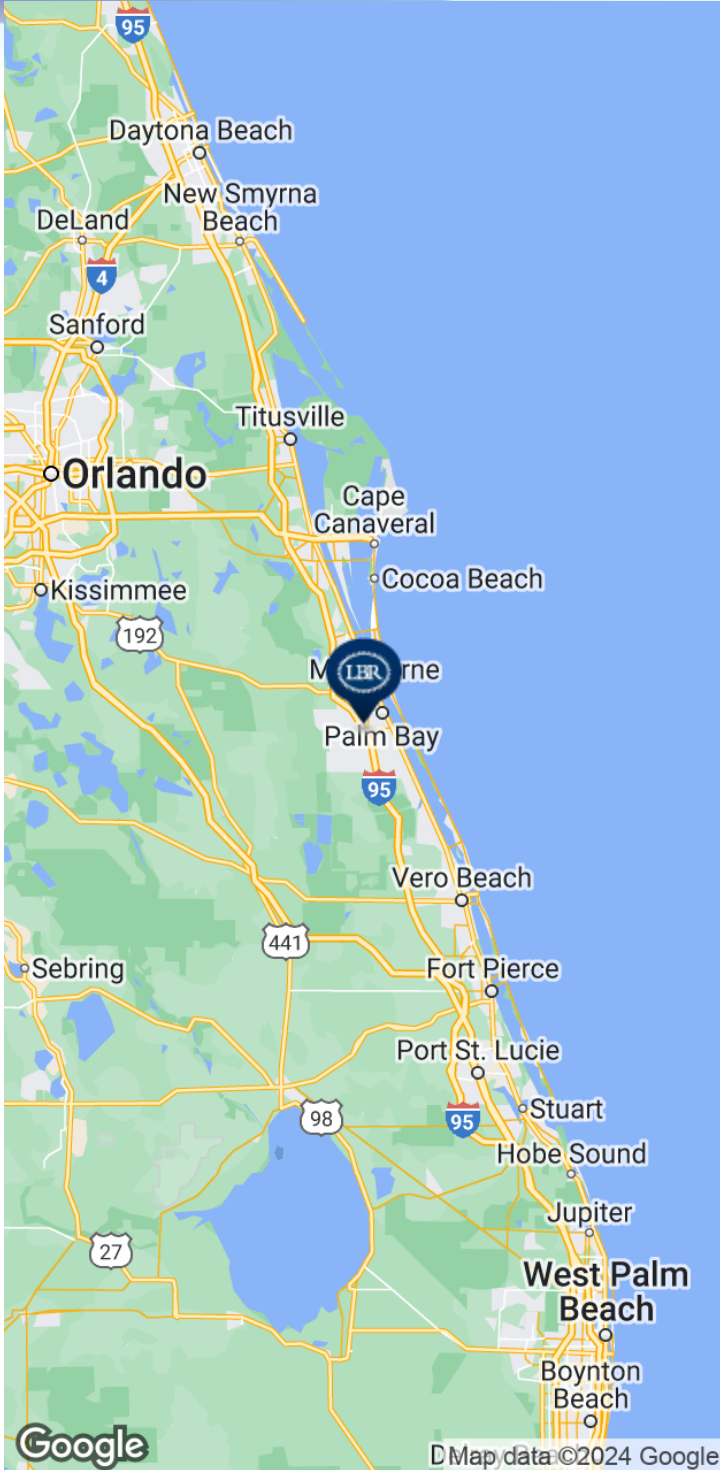
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