



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

MULTI TENANT INDUSTRIAL PROPERTY UNITS FOR LEASE

Main Street Palm Bay Warehouse, Manufacturing, Distribution

1720 Main St NE Palm Bay, FL 32905

UP TO +/- 10,546 SF OF INDUSTRIAL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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EXECUTIVE SUMMARY

• 1720 Main St NE Palm Bay, FL 32905



OFFERING SUMMARY

Available SF: +/-10,546

Lease Rate: \$9.00 SF/yr (NNN)

Lot Size: 1.72 Acres

Year Built: 1973

Building Size: 32,000 SF

Zoning: LI

PROPERTY OVERVIEW

Combined Suite 4-6 +/- 10,546 Configured as +/-2,779 sf of Office / Showroom Space and +/-7767 sf Warehouse PLUS Bonus +/-1,006sf Mezzanine Space, not included in total square footage. Ceiling Height 20' Wooden OH Deck in Warehouse. 4 Bathrooms In Combined Units

One 14x14 OHD plus one currently blocked , One 12x12 OHD, plus one currently blocked. Blocked doors can be reopened depending on Tenant's needs. Currently Non HVAC Warehouse in Suite 4 but LL open to reinstalling if needed.

Property Can be Subdivided, Suite 4 Office and Warehouse +/- 7000 SF, One Roll Up Door or Suite 6 +/- 3500 SF Warehouse with Bonus Mezzanine, One Roll Up Door Non HVAC Warehouse

Lease Term 3-5 years

LOCATION OVERVIEW

Located north of Palm Bay Road in the Main Street Corporate Center
+/- less than half a mile to US Highway 1 (Dixie Highway)
+/- 2 Miles to I-95 at Palm Bay Road
+/- 2 Miles to US 192 at US 1 / East West Connector to Orlando

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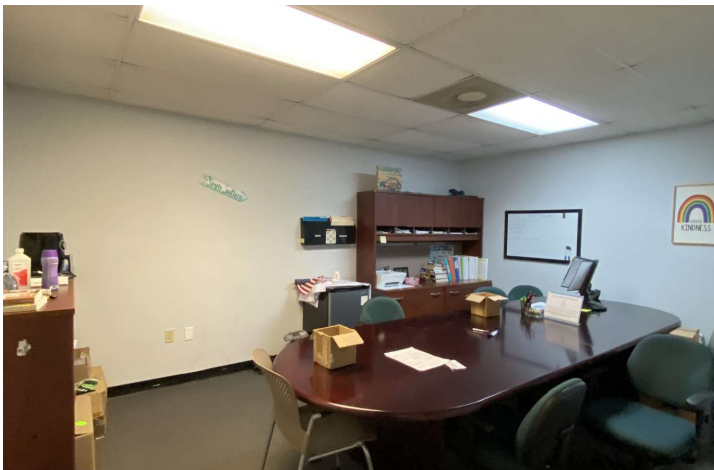
Lightle Beckner Robison, Inc.

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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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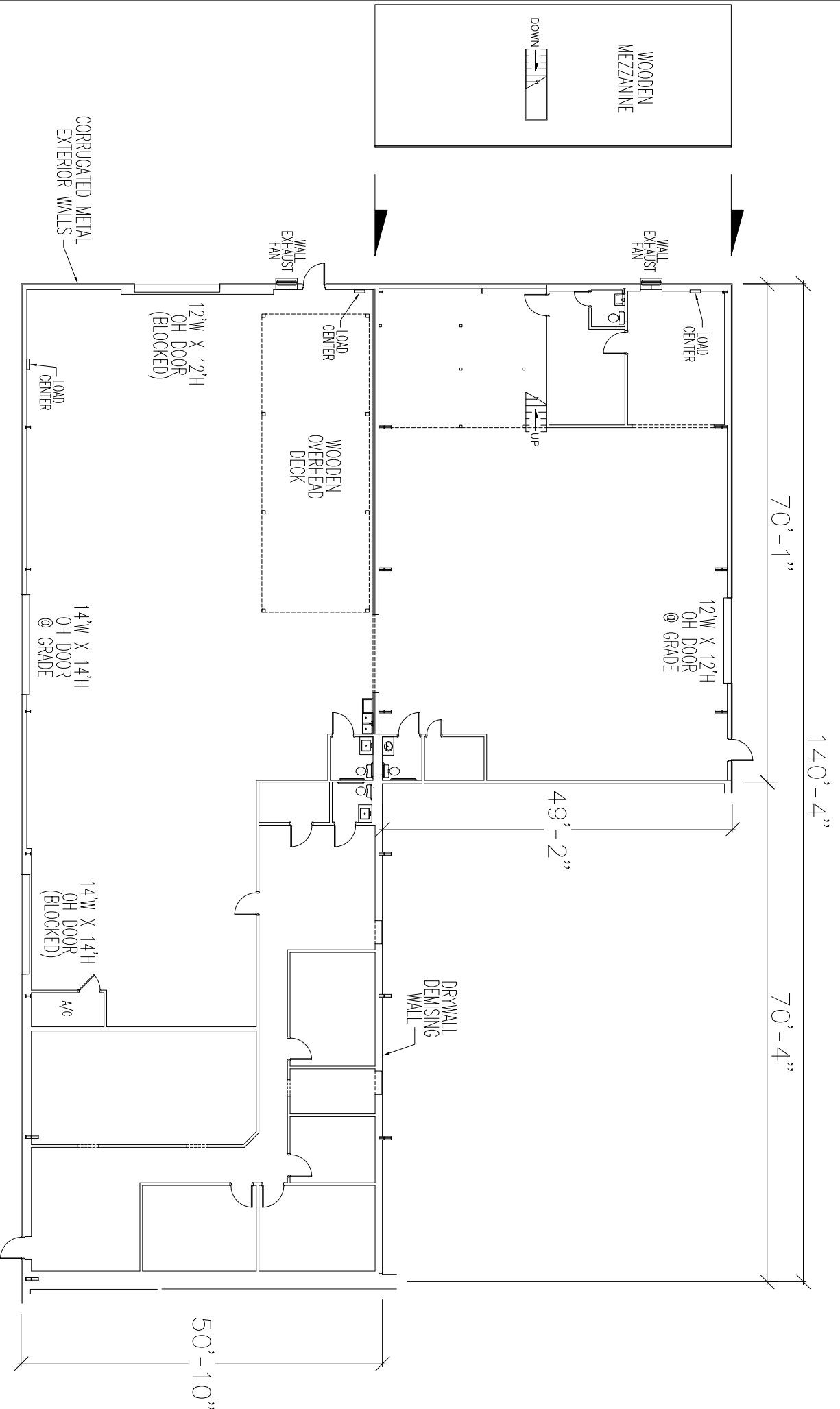
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1720 MAIN ST. NE - SUITE 4 - FLOOR PLAN

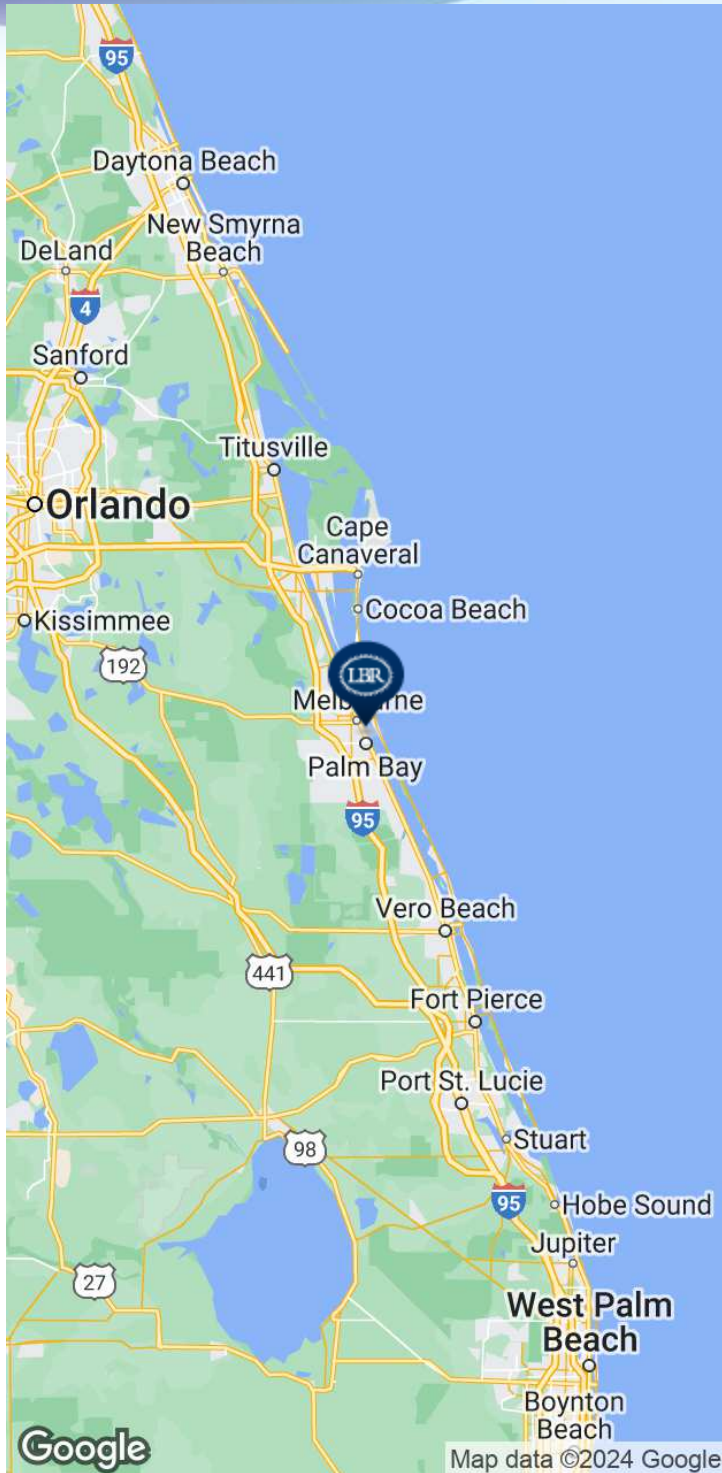
NOT TO SCALE

PREMISES IS DEEMED TO BE 10,546 RENTABLE SQUARE FEET INCLUDING 2,779 SQ. FT. OF OFFICE



LOCATION MAP

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