

FOR LEASE | **±22,310 SF ON ±3.93 ACRES**

1875 ROBERT J CONLAN BOULEVARD

PALM BAY, FL 32905

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AlterralOS
INDUSTRIAL OUTDOOR STORAGE



DIRECT VISIBILITY ON ROBERT J CONLAN BLVD

BUILDING

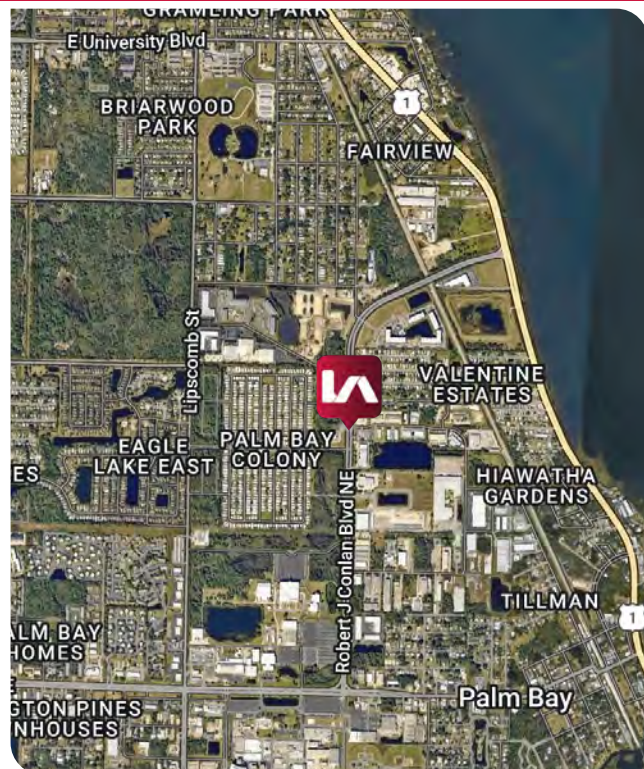
- 22,310 SF Free Standing Warehouse Building with (12) 14'x16' Grade Level Doors and (1) 12'x14' Grade Level Door providing drive-through functionality
- Clear Height: 16' - 20'
- Power: 480V 3-Phase 300 AMP service

OUTDOOR STORAGE

- Paved lay-down yard and stabilized outdoor storage
- Fenced & Secured

LOCATION

Situated in the northeastern sector of Palm Bay, Florida (Brevard County), in a well-established commercial and industrial area of the city. The property lies directly on Robert J Conlan Blvd NE, a key east-west connector that links the nearby Palm Bay Road corridor with U.S. 1 (East New Haven Avenue) to the east and provides convenient routing toward Interstate 95, the primary north-south freeway on Florida's East Coast. Robert J Conlan Boulevard intersects with Palm Bay Road just to the west, offering direct access to local retail, services and employment centers, and feeds into the broader regional network that connects to US 1 and I-95 within a short drive.



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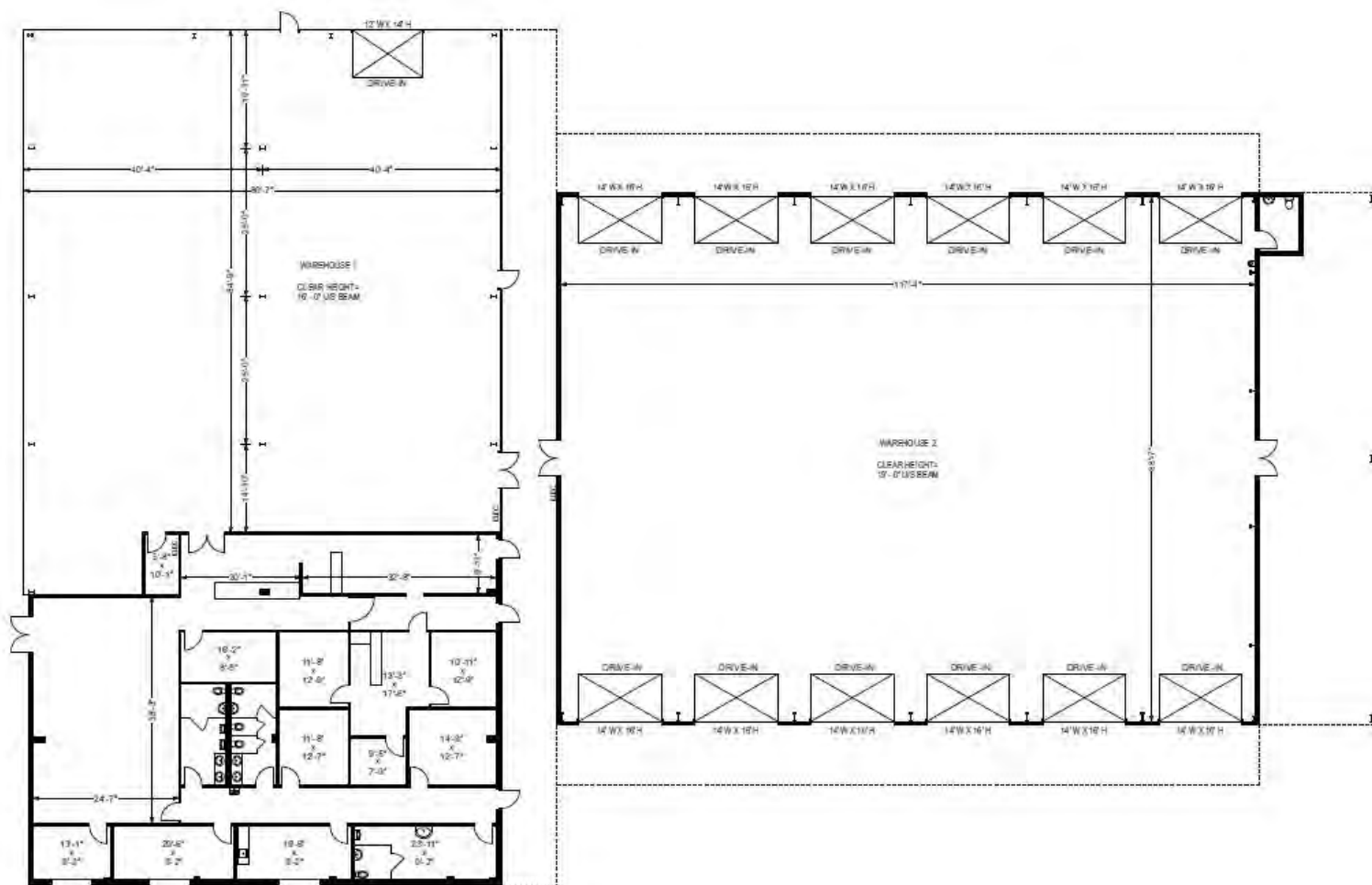
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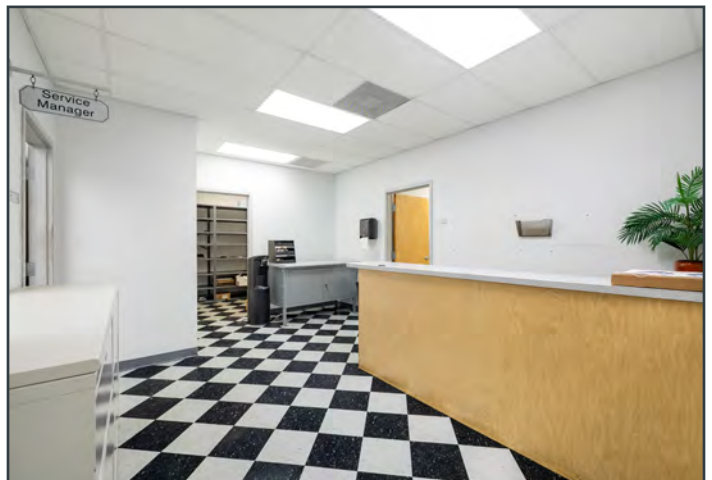


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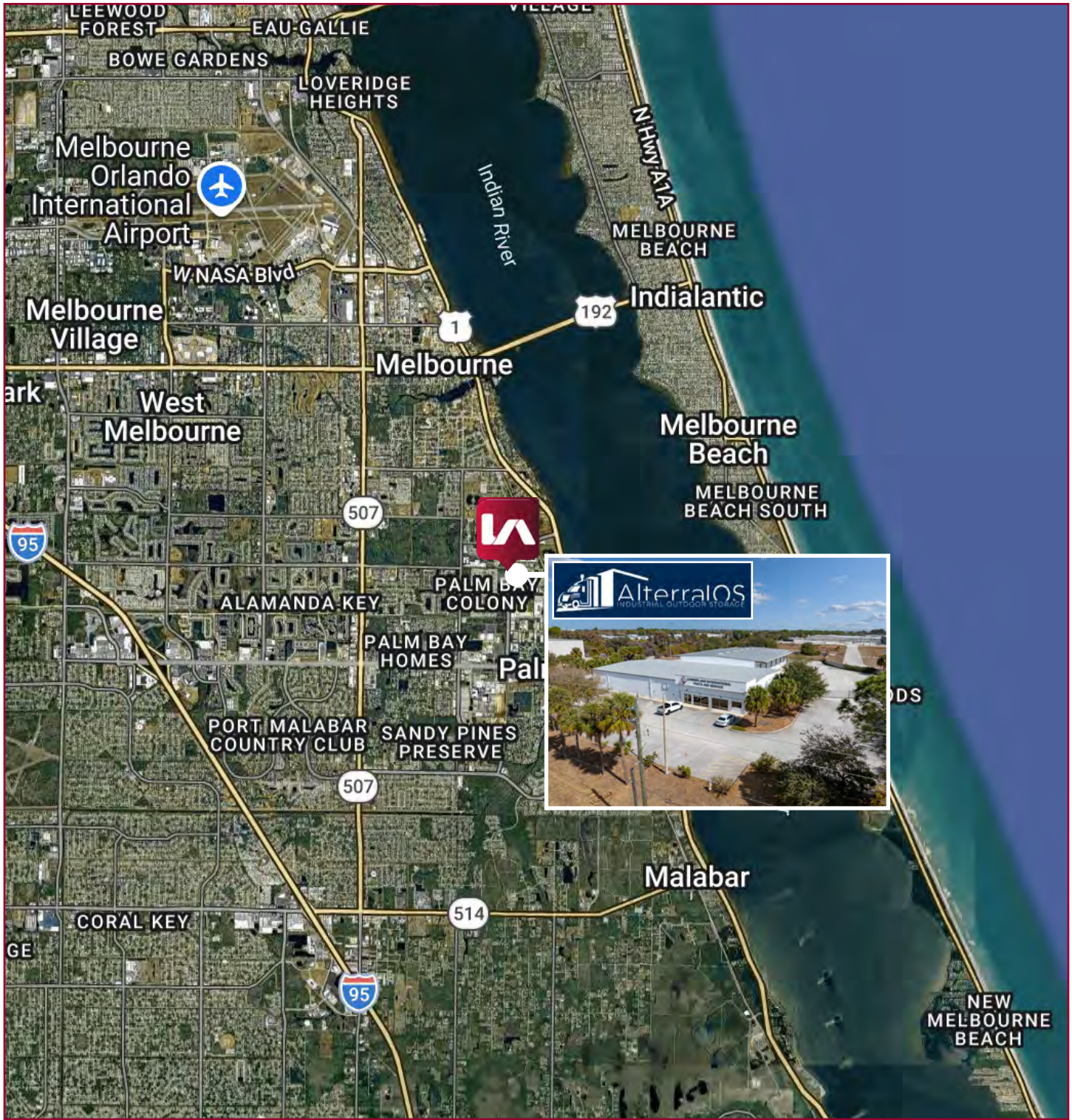
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