



LIGHTLE
BECKNER
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

INDUSTRIAL PROPERTY FOR SALE

Office / Warehouse With Large Fenced Partially Paved Storage Yard

1525 Foundation Park Blvd SE Palm Bay, FL 32909

FOR SALE | \$875,000

presented by:

MIKE MOSS, SIOR

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LARISSA SMIRNOFF

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EXECUTIVE SUMMARY

Office and Manufacturing /Distribution Warehouse with Large Fenced Yard • 1525 Foundation Park Blvd SE Palm Bay, FL 32909



OFFERING SUMMARY

Sale Price:	\$875,000
Price / SF:	\$136.72
Lot Size:	3.05 Acres
Year Built:	2006
Building Size:	6,400 SF
APN#	29-37-09-00-19
Market:	South Brevard
Submarket:	Palm Bay

PROPERTY OVERVIEW

Good Transportation Access to I-95, Babcock Street, Malabar Road
Single User Warehouse with Offices, Conference Room, Break-Room
+/- 3,800 sf of offices, +/- 2,600 sf Warehouse

Possible Additional Mezzanine Space
Pre Engineered Steel Frame Building with Masonry

15'-22.5' Clear Height , Three 12' x 15' Overhead Doors

200 AMP 120-208 VOLTAGE SINGLE PHASE

ZONING- L I (Light Industrial)

LOCATION OVERVIEW

Located Within the Southern Portion of the City of Palm Bay
City Sewer and Water
Zoned LI / Light Industrial

3.05 Acres Site - Room To Expand, Build

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ADDITIONAL PHOTOS

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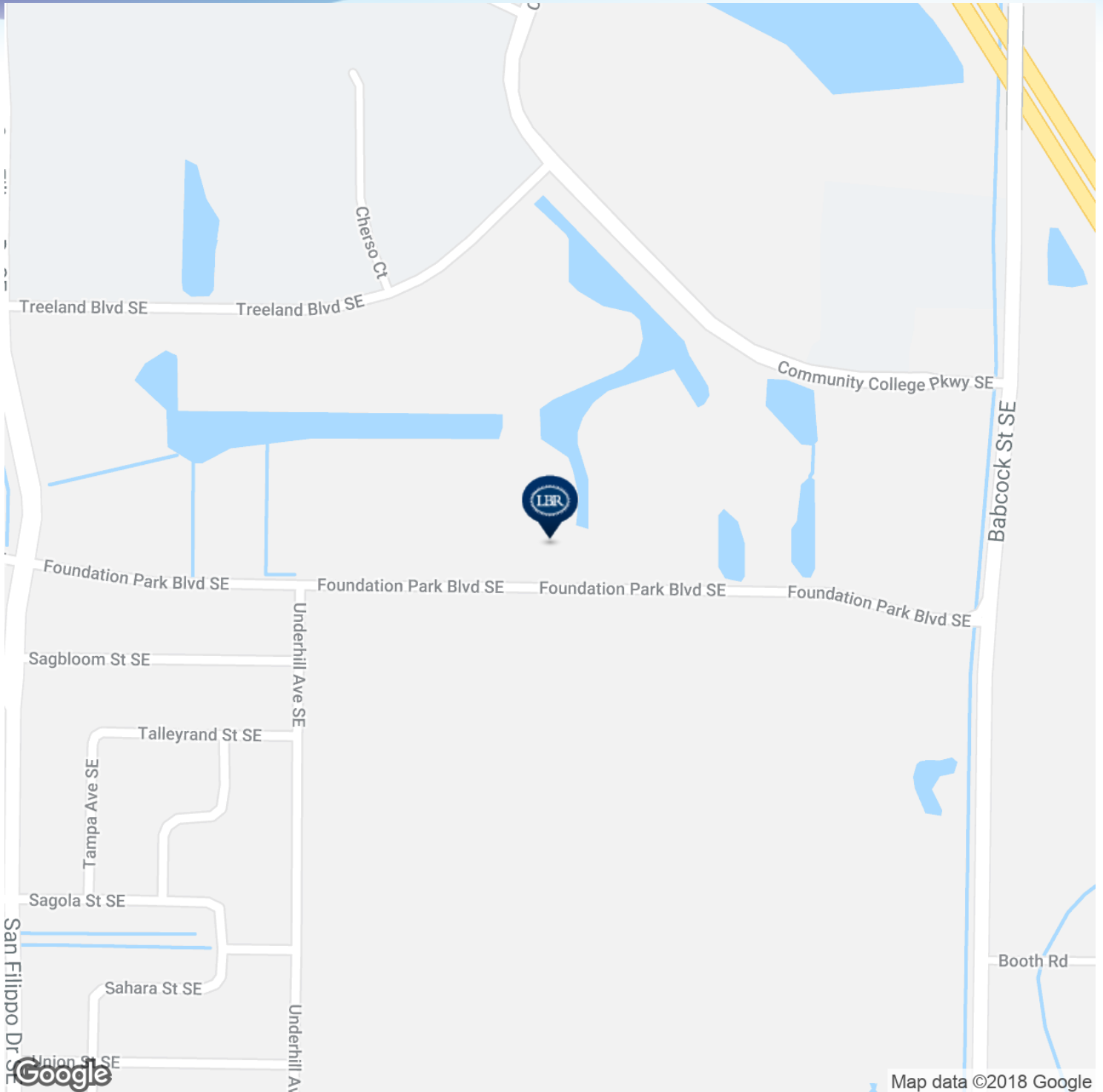
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LOCATION MAPS

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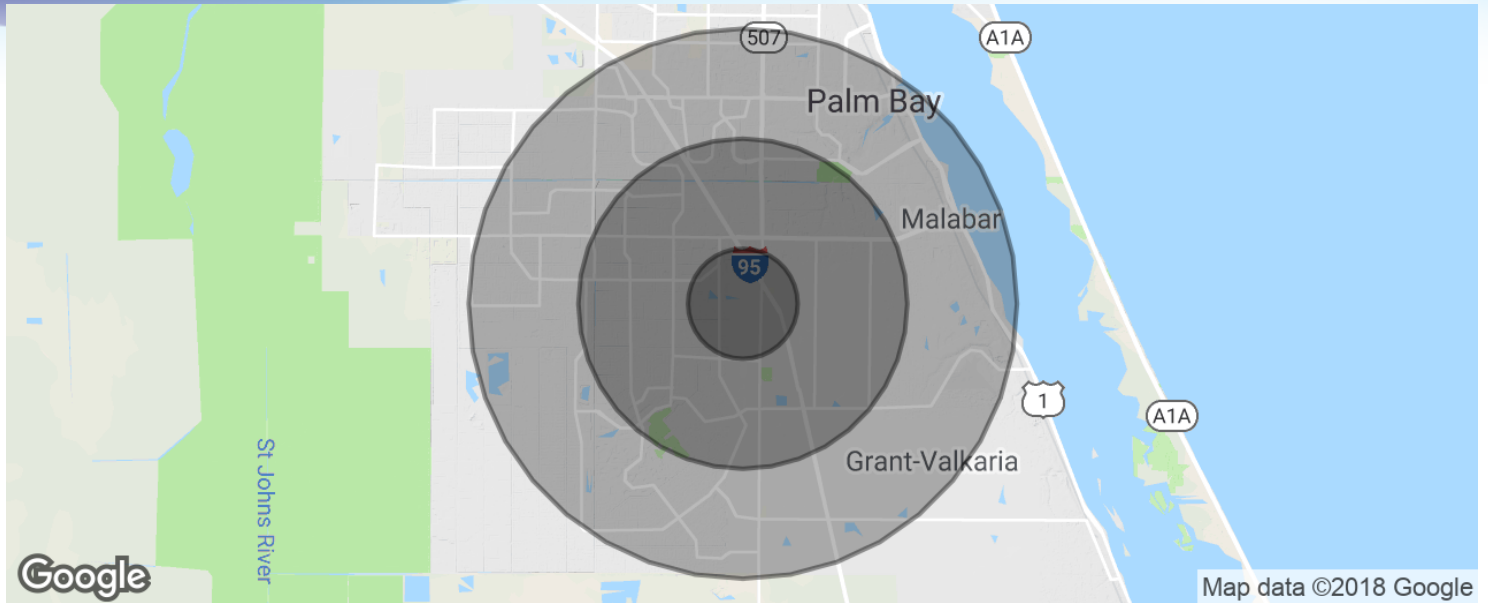
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,752	36,942	94,056
Median age	38.9	39.7	40.6
Median age (Male)	37.9	38.0	38.5
Median age (Female)	39.5	41.2	42.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,339	13,628	36,209
# of persons per HH	2.8	2.7	2.6
Average HH income	\$54,844	\$55,171	\$55,865
Average house value	\$187,958	\$180,244	\$181,870

* Demographic data derived from 2010 US Census

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