

HI-TECH CONDO MANUFACTURING R&D SPACE

2300 Commerce Park Dr., Unit D, Palm Bay, FL 32905

CALL TODAY FOR A TOUR!!



OFFERING SUMMARY

Sale Price: \$695,000

Available SF: 9,800 SF

Lease Rate: \$7.95 SF/yr (NNN)

Condo Unit

PROPERTY OVERVIEW

City of Palm Bay Zoning, L-1 Light Industrial, permitted uses include office, assembly, research and development, laboratories and manufacturing.

LOCATION OVERVIEW

Located in the heart of Woodlake Commerce Industrial Business Park, home to Harris Corporation, Intersil, UPS and various other companies. This location provides easy access to US Highway 1, Palm Bay Road and I-95.

PROPERTY HIGHLIGHTS

- 100% HVAC 100% Fire Sprinklers
- City Water and Sewer
- 3 Phase Power Hard Wall Offices and Open Spaces City water and sewer
- Orlando-Melbourne International Airport approximately 15 minutes away
- Numerous shopping and residential areas nearby



Individual Members
Michael S. Ullian
Adam Rathbun

Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

Licensed Real Estate Sales Associate
Cell: 321.750.3439
zach@ullianrealty.com

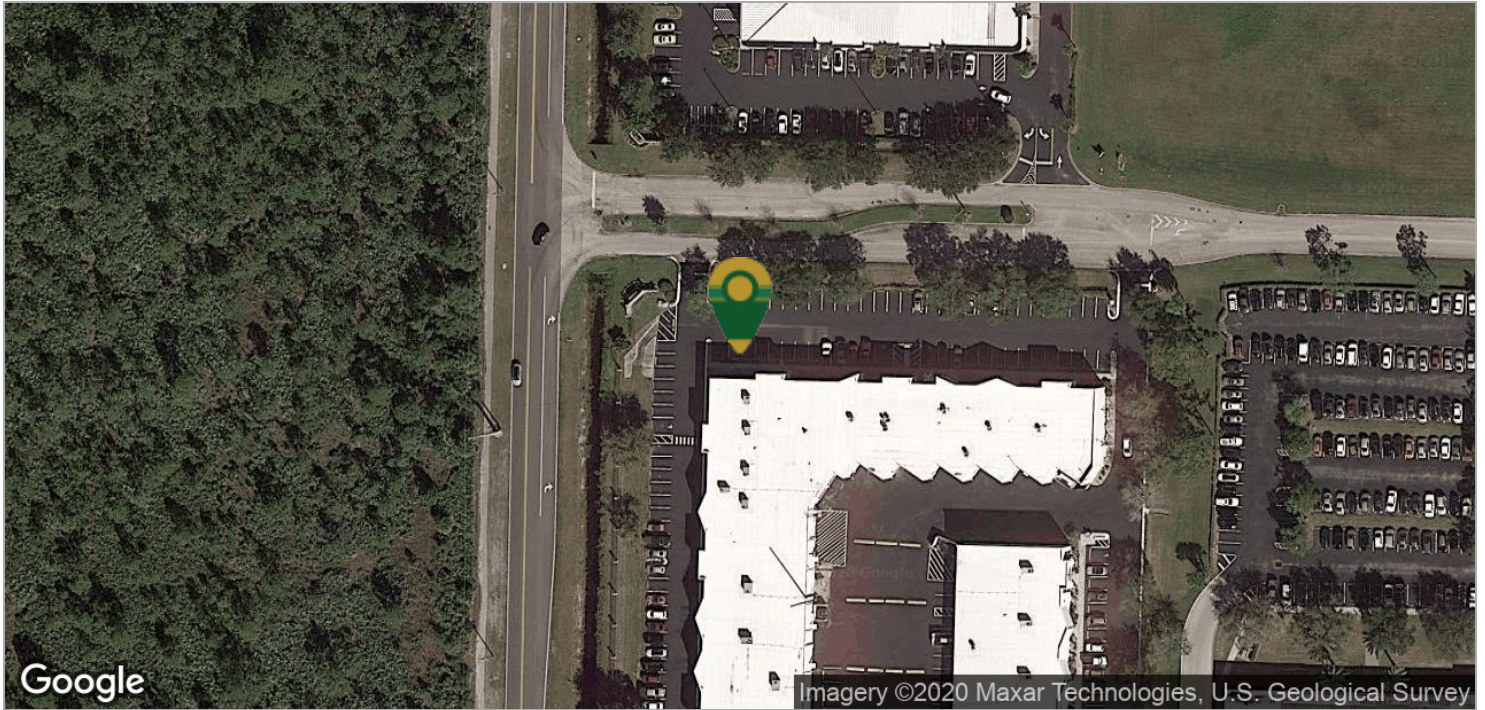


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Location Maps



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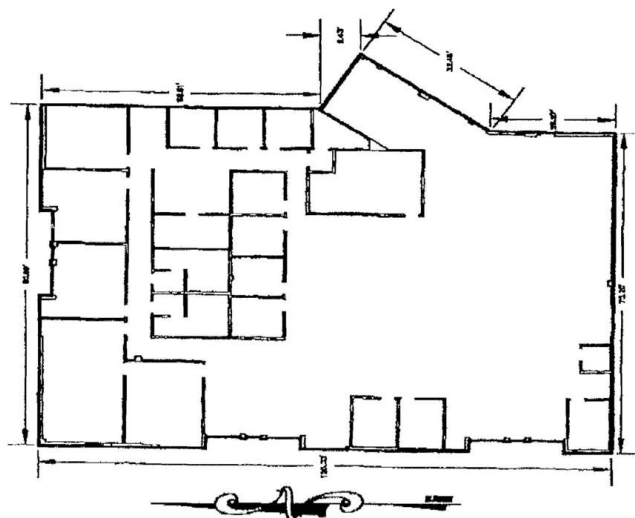


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WOODLAKE SOUTHWEST PARK
A CONDOMINIUM
GRAPHIC DISPLAY OF IMPROVEMENTS
BUILDING #1, UNIT D
SCALE: 1" = 20'



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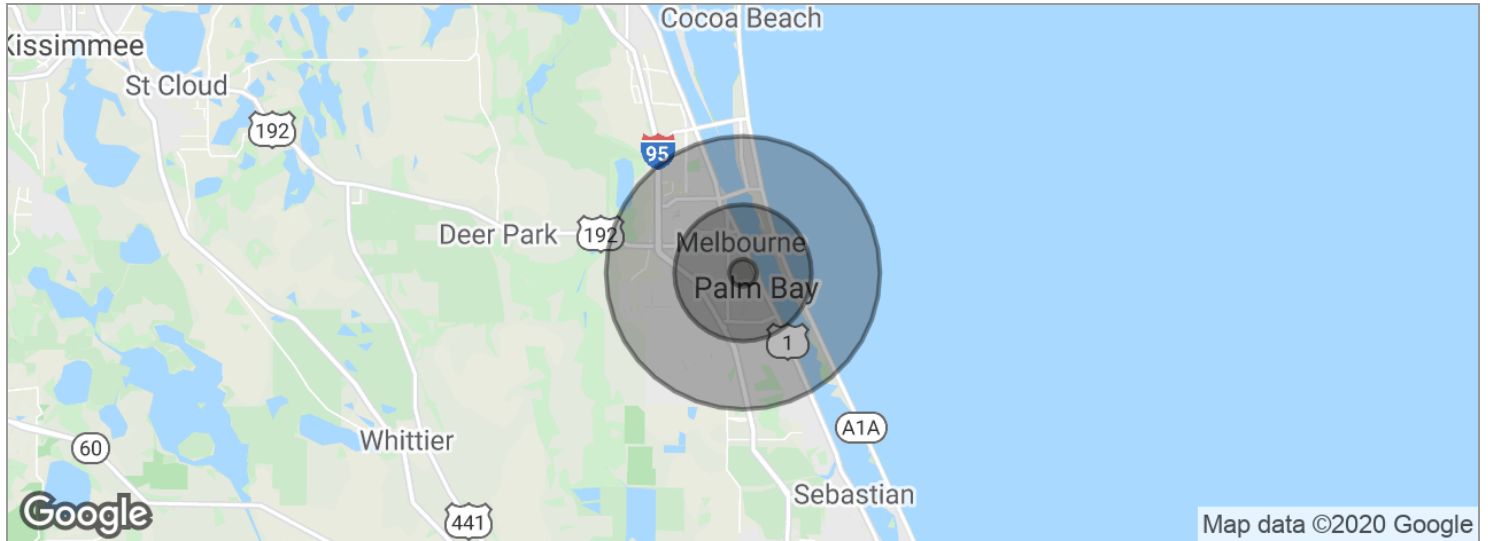
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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,963	109,399	270,973
Median age	45.9	44.1	43.1
Median age (Male)	41.1	41.5	41.2
Median age (Female)	48.1	46.3	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,663	45,825	109,682
# of persons per HH	2.2	2.4	2.5
Average HH income	\$42,639	\$60,121	\$61,636
Average house value	\$125,682	\$210,624	\$218,014

* Demographic data derived from 2010 US Census



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