

Credit Single Tenant / Long Term Lease / Industrial Fenced Yard

2575 Doreatha Fields Avenue NE, Palm Bay, FL 32905

Income Producing Industrial in Heart of Palm Bay



OFFERING SUMMARY

Sale Price: \$2,987,000

Acreage: 3.41 Acres

Facility SF: 11,734 SF

PROPERTY OVERVIEW

100% Occupied Single Tenant Property.
 2 Buildings. Total of 11,734 SF. Paved/Fenced/Cleared Yard.
 New Roofs on Both Buildings in 2020 (Techgum Deck Fastened to Trusses).
 Republic Services 10-Year Agreement w City of Palm Bay Commencing 6/1/20.
 Long Term NNN Lease with Escalator Every 2-Years.
 Estimated 2022 NOI is \$179,220 (6% CAP)
 Zoning Allows: Warehousing, Light Manufacturing, Outdoor Storage & More!
 Strategically Located off of Robert J. Conlan Boulevard with est. 16,800 VPD.
 CNDA Required for Additional Information (Call for Details).

LOCATION OVERVIEW

Located in the heart of Palm Bay just north of Robert J. Conlan Boulevard. Close proximity to US1, Palm Bay Road & Interstate 95 which makes this property easily accessible to the surrounding Restaurants, Childcare, Residential & Beaches that the area has to offer. Neighboring businesses include L3Harris, Raytheon, Leonardo DRS & UPS to name a few. The Melbourne International Airport is approximately 15-minutes away. Call today for details!

Zoning: City of Palm Bay Light Industrial (LI)



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Zachary Ullian

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Surrounding Businesses



Map data ©2022



Individual Members
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Adam Rathbun

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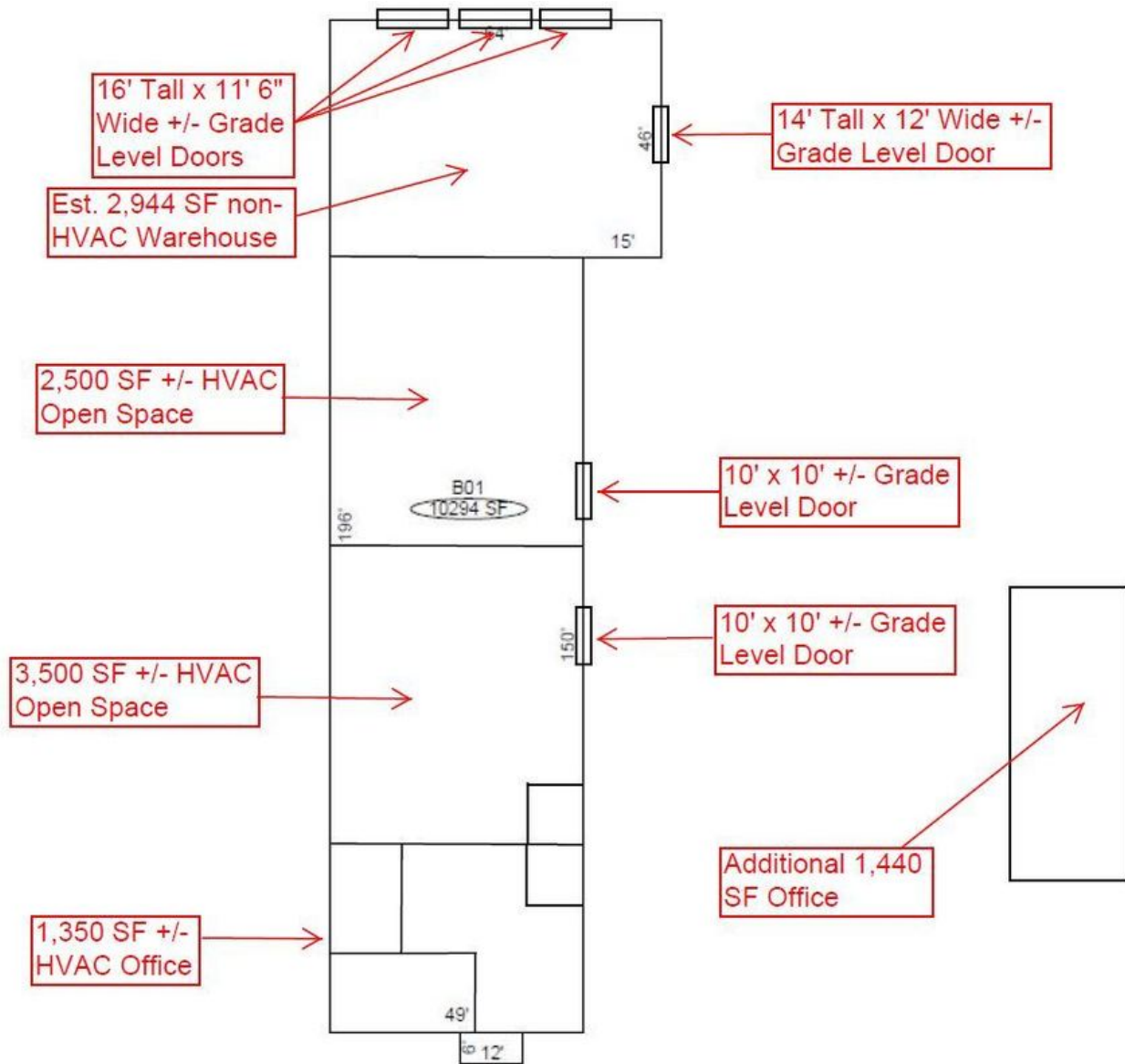
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Building Sketch



Not to Scale. Dimensions & Drawing are Estimated.



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Additional Photos



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Exterior Photos



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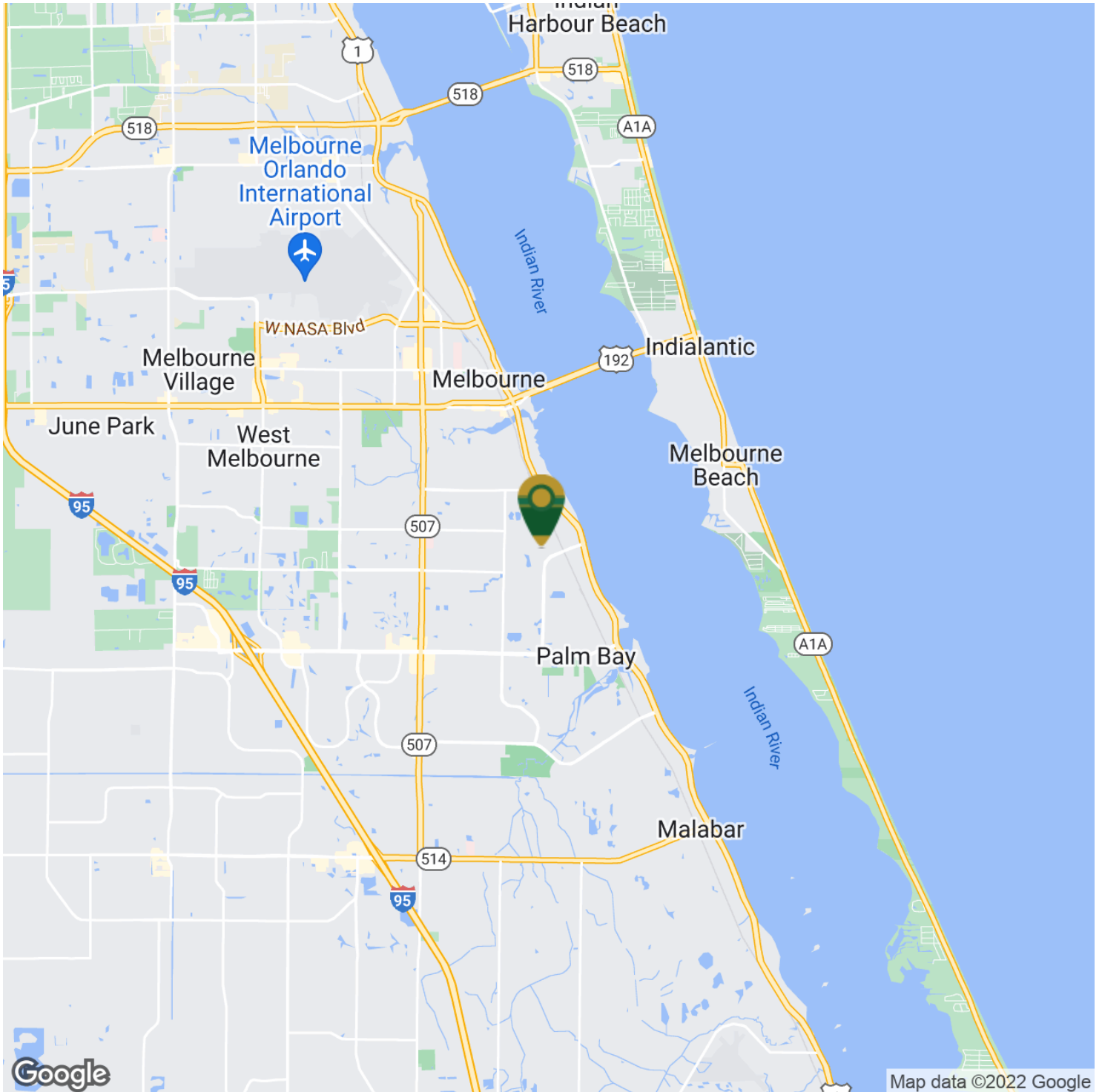


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Location Map



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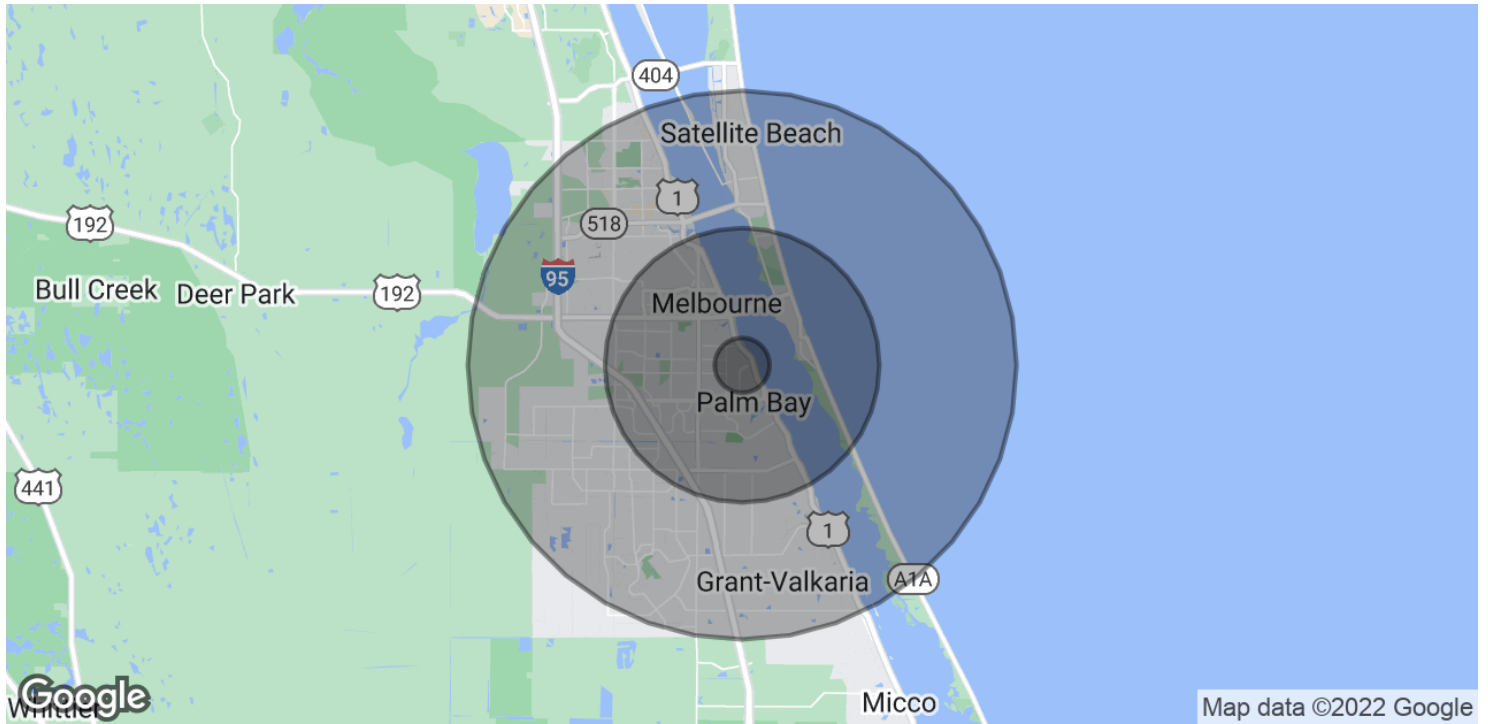
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,150	100,880	267,327
Average Age	48.2	44.3	43.3
Average Age (Male)	45.6	41.5	41.4
Average Age (Female)	48.2	46.8	44.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,835	42,614	108,619
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$46,611	\$60,497	\$61,796
Average House Value	\$121,159	\$211,894	\$219,074

* Demographic data derived from 2010 US Census



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