

## 2301 Commerce Park Drive

Palm Bay, FL 32905

**High-Tech Office / Engineering / R&D Space in Excellent Condition**



### OFFERING SUMMARY

**Sale Price:** \$6,599,000

**Acreage:** 4.11 Acres

**Facility SF:** 50,000 SF

**Zoning:** City of Palm Bay Light  
Industrial (L1)

**Utilities:** City Water/Sewer, FPL

### PROPERTY OVERVIEW

Stand-Alone CBS / Pre-Engineered Metal Frame, Metal Roof. Built in 2002.  
Interior: Reception/Lobby, Mix of Private Offices & Open Landscape, Multiple Conference Rooms, Large Training Room, Break Area & Outdoor Patio.  
100% HVAC & Wet Fire Sprinklered. Carpet & Drop Ceiling Throughout.  
All Furniture/Equipment has been Removed.  
Flexible Zoning Allows: Office, R&D, Light Manufacturing & More!  
217 Striped Car Parking Includes 7 HC + 10 Motorcycle Spaces.  
2021 Property Taxes were \$47,575.  
Also Available For Lease (Call for Details).

### LOCATION OVERVIEW

Located in the heart of the Palm Bay Industrial Business Park area which is home to L3Harris, Renesas, DRS, UPS, Raytheon and various other companies. Facility is well located to nearby restaurants, day care with easy access to Highway US 1, Palm Bay Road and Interstate 95. The Melbourne Orlando International Airport is approximately 5 miles north and about a 10 minute drive. Make this your corporate home today!



**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



## 2301 Commerce Park Drive

Palm Bay, FL 32905

### Surrounding Businesses



Map data ©2022 Google



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



**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun

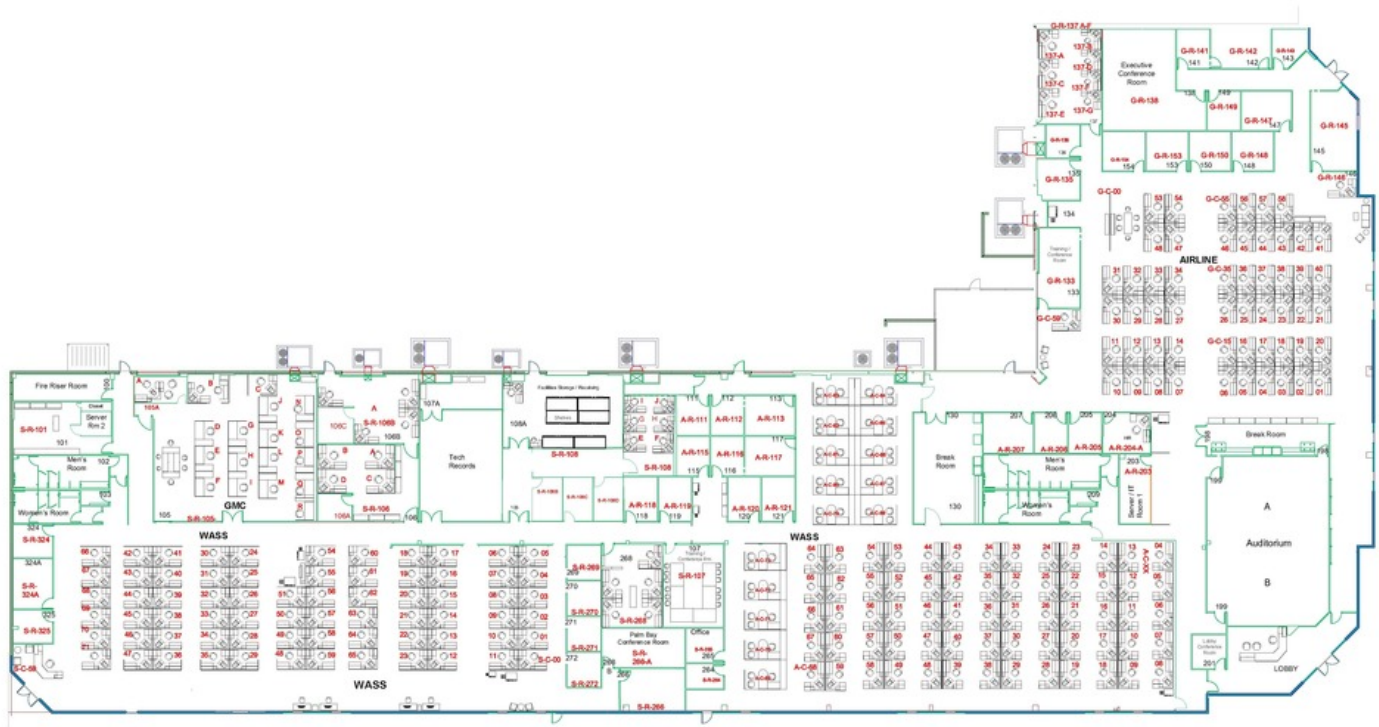
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

# 2301 Commerce Park Drive

Palm Bay, FL 32905

## Floor Plan



**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



**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun



## 2301 Commerce Park Drive

Palm Bay, FL 32905

Interior Photos (Furniture has been removed)



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



**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun

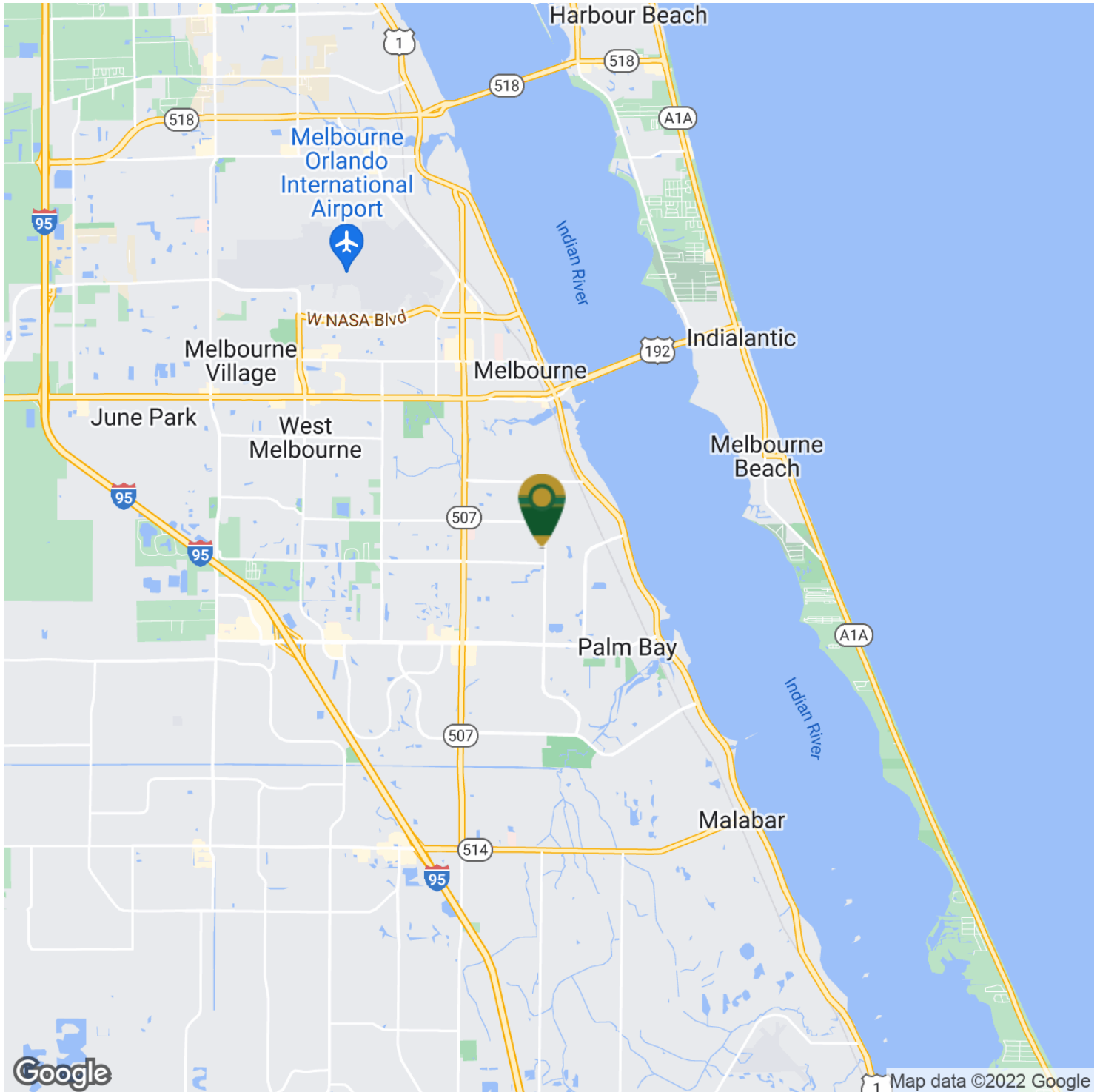
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

## 2301 Commerce Park Drive

Palm Bay, FL 32905

### Location Map



**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



**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun

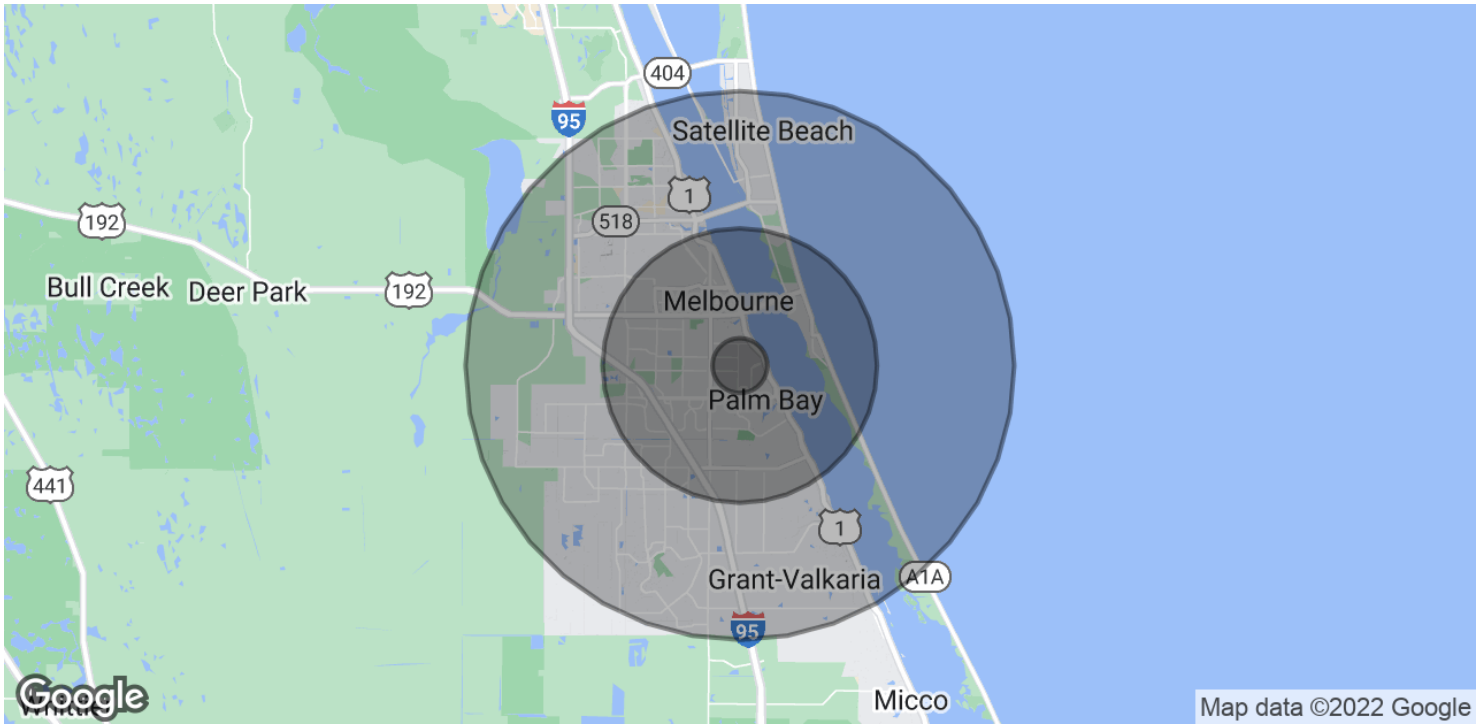
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

# 2301 Commerce Park Drive

Palm Bay, FL 32905

## Demographics Map & Report



### POPULATION

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Population	5,970	109,395	270,929
Average Age	46.0	44.1	43.2
Average Age (Male)	41.3	41.5	41.3
Average Age (Female)	47.9	46.5	44.9

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Households	2,651	45,898	109,848
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$42,373	\$60,075	\$61,843
Average House Value	\$124,509	\$210,328	\$219,005

\* Demographic data derived from 2010 US Census



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



**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun

The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.