

Palm Bay One

2280 Wilhelmina Court, Palm Bay, FL 32905

Heavy Industrial Zoning / Multiple Unit Sizes Available / 100% Fire Sprinklered



OFFERING SUMMARY

Available SF: 21,000 - 44,750 SF

Lease Rate: \$9.95 SF/yr (NNN)

Acreage: 5.78 Acres

Facility SF: 109,035 SF

Zoning: City of Palm Bay Heavy Industrial (HI)

PROPERTY OVERVIEW

2280 Unit B = est. 21,000 SF Warehouse

2280 Unit C = est. 23,750 SF Warehouse.

Units can be leased individually or combined for up to 44,750 SF.

Both Units 100% Wet Fire Sprinklered. Concrete Floor.

Ceiling Height Ranges 23' - 27' +/- (Measured Floor to Steel Beam).

Mix of Grade Level Doors and Deep Well Docks.

City of Palm Bay Water/Sewer, 3-Phase FPL Electric, Natural Gas.

Zoning: Warehousing, Light Manufacturing, Storage Yards & More!

Est. \$2.00 PSF OPEX

LOCATION OVERVIEW

Strategically positioned just off of US1 approximately halfway between Palm Bay Road and US 192. Nearby employers include Raytheon, L3Harris, Leonardo DRS and Northrop Grumman to name a few. The Melbourne International Airport is approximately 5-miles away. Both Palm Bay Road & US 192 are direct connectors to Interstate 95. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker

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Broker Associate

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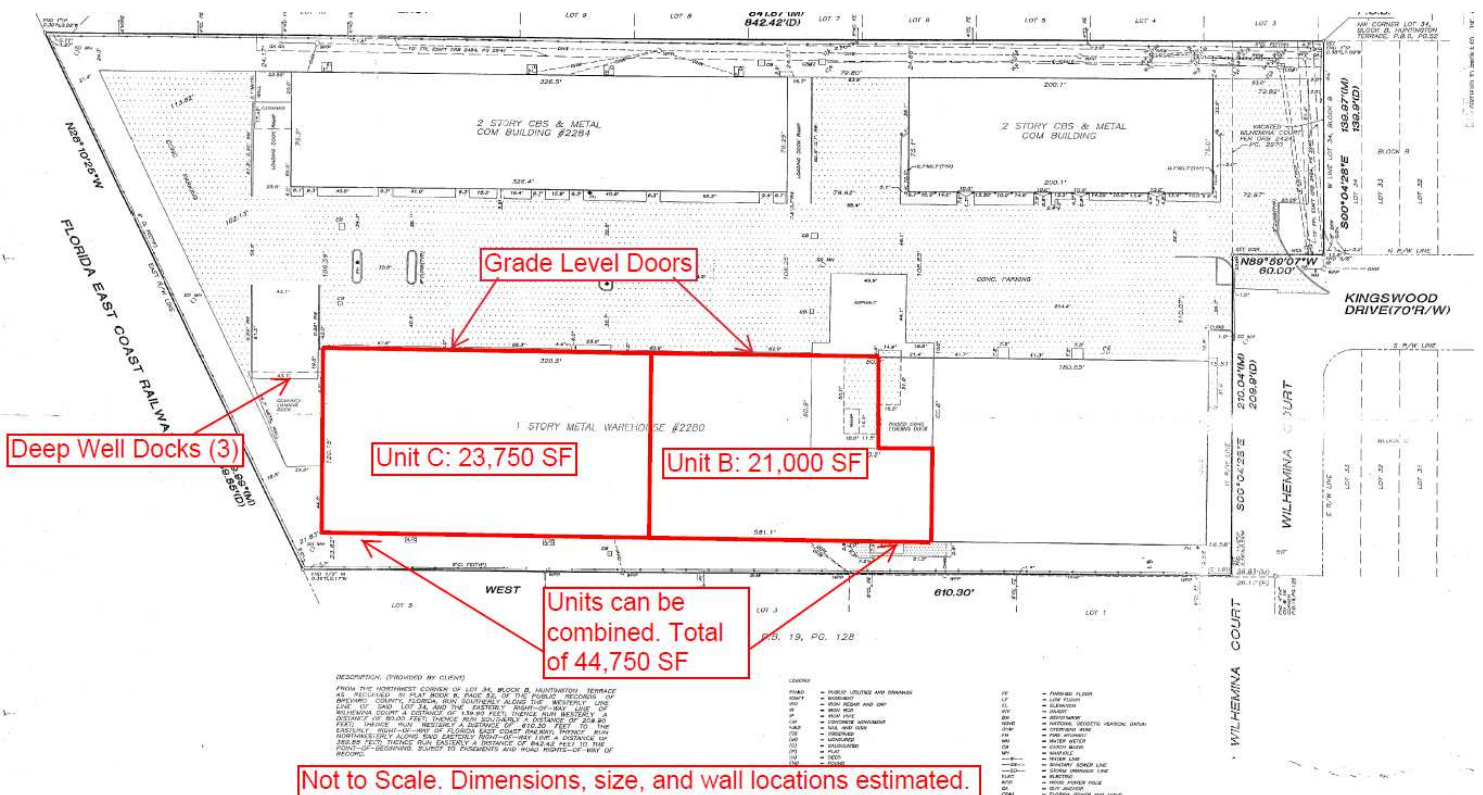


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Site Plan (Unit Size & Boundaries Estimated)



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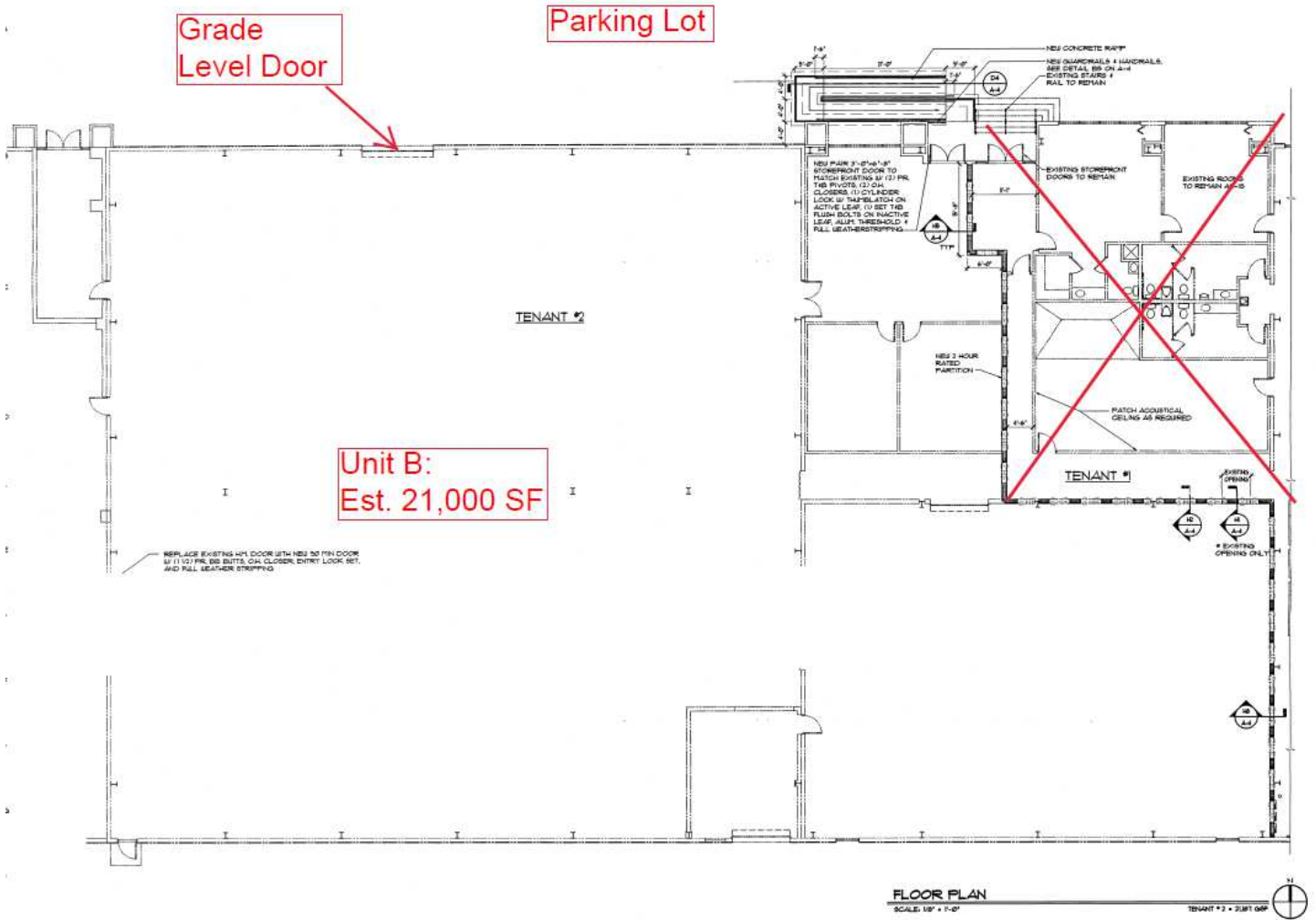
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2280 Unit B (est. 21,000 SF)



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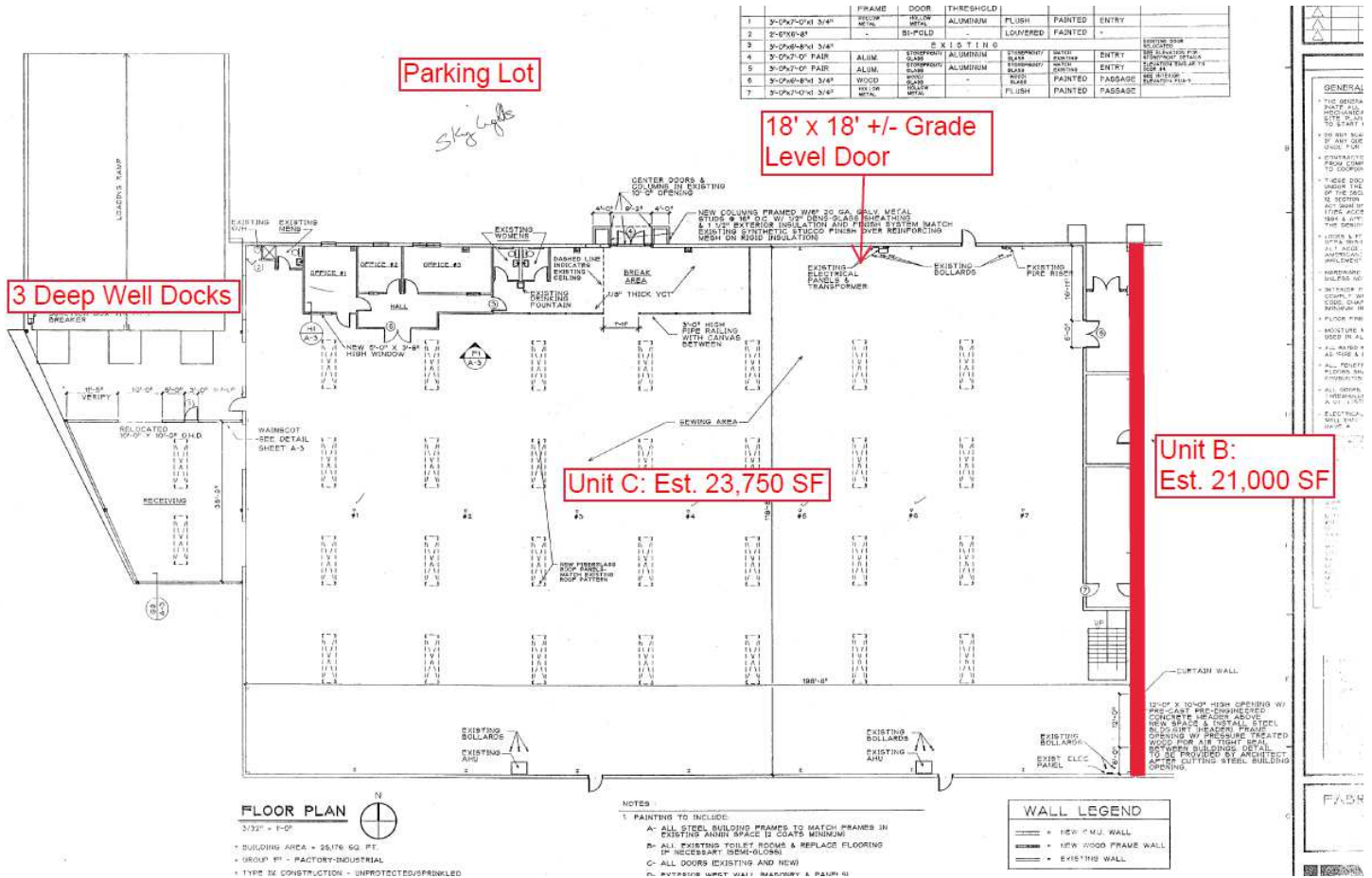
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2280 Unit C (est. 23,750 SF)



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Additional Photos



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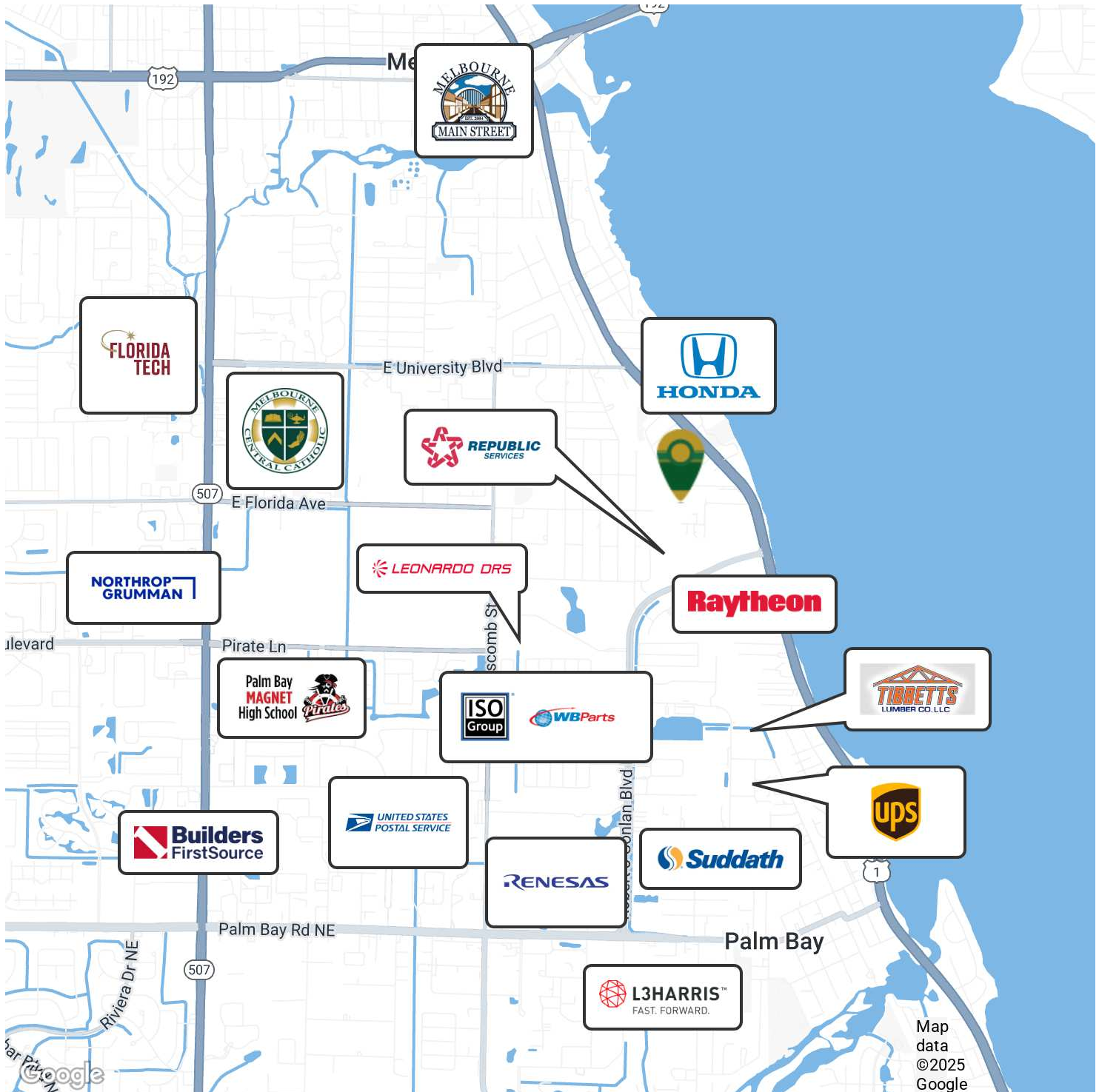
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Surrounding Businesses



Map
data
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Google



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