



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

OFFICE, FLEX, R&D, MEDICAL BUILDING FOR SALE

Office, Flex Light Manufacturing

1450 Treeland Blvd SE Palm Bay, FL 32909

FOR SALE | \$2,300,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 1450 Treeland Blvd SE Palm Bay, FL 32909



OFFERING SUMMARY

Sale Price:	\$2,300,000
Price / SF:	\$163.22
Lot Size:	1.78 Acres
Year Built:	1998
Building Size:	14,091 SF
Zoning:	LI
APN#:	29 3709-MY-3042-4

PROPERTY OVERVIEW

Situated on +/- 1.81 Acres Manufacturing Complex
Security Fencing
Extraordinary Power Capacity to the Building
Including Exterior Transformer 250KVA 480 3-Phase
Interior Features:
+/- 9530sf Manufacturing Space with 20' Clear Height , Non HVAC
+/- 4215 sf Seven Perimeter Offices, Reception, Conference Room
Including Bonus +/- 1200sf Mezzanine
Break Area, Shower
37 Parking Spaces
Natural Gas Service to Building

LOCATION OVERVIEW

+/- 1.5 Miles to I-95
+/- 1.3 Miles to Malabar Road
+/- 35 Miles to Port Canaveral
+/- 65 Miles to Orlando International Airport

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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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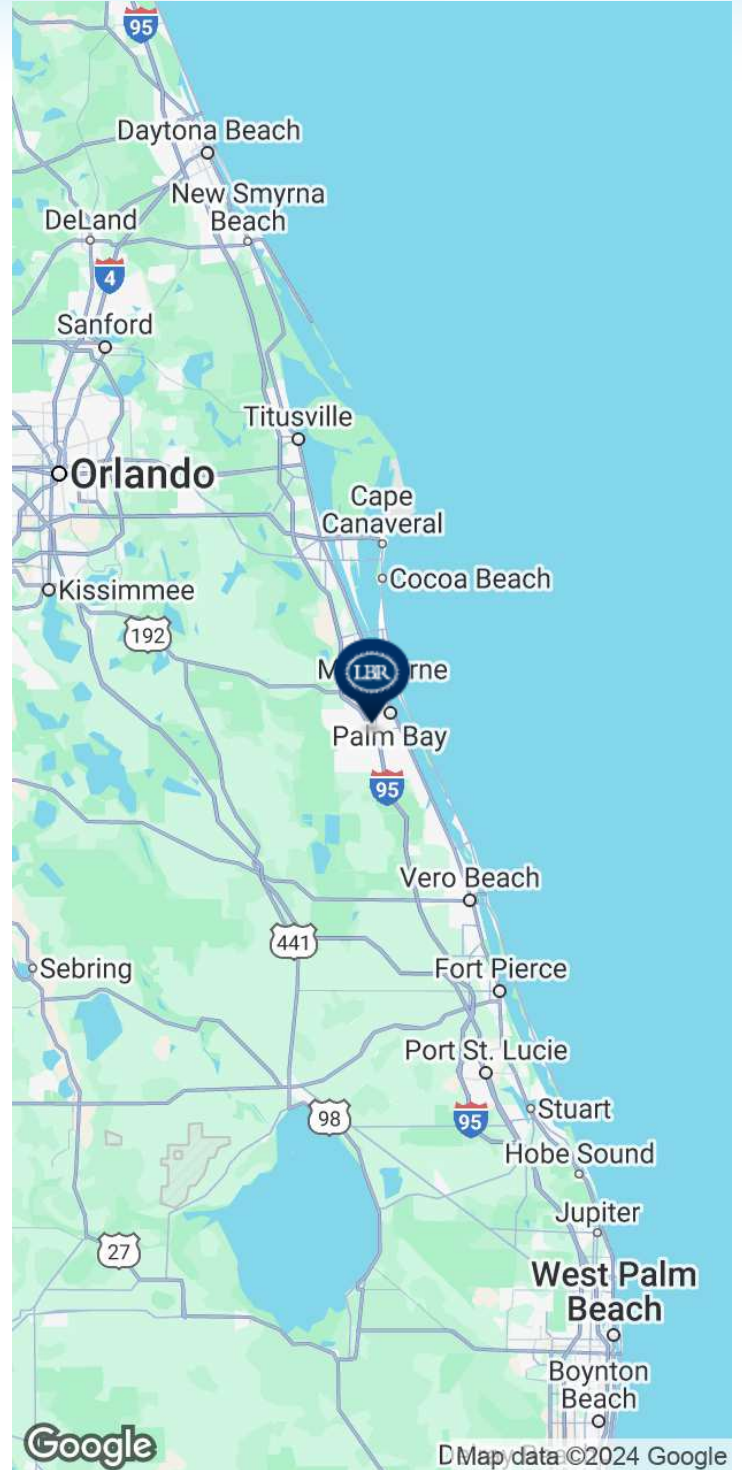
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LOCATION MAP

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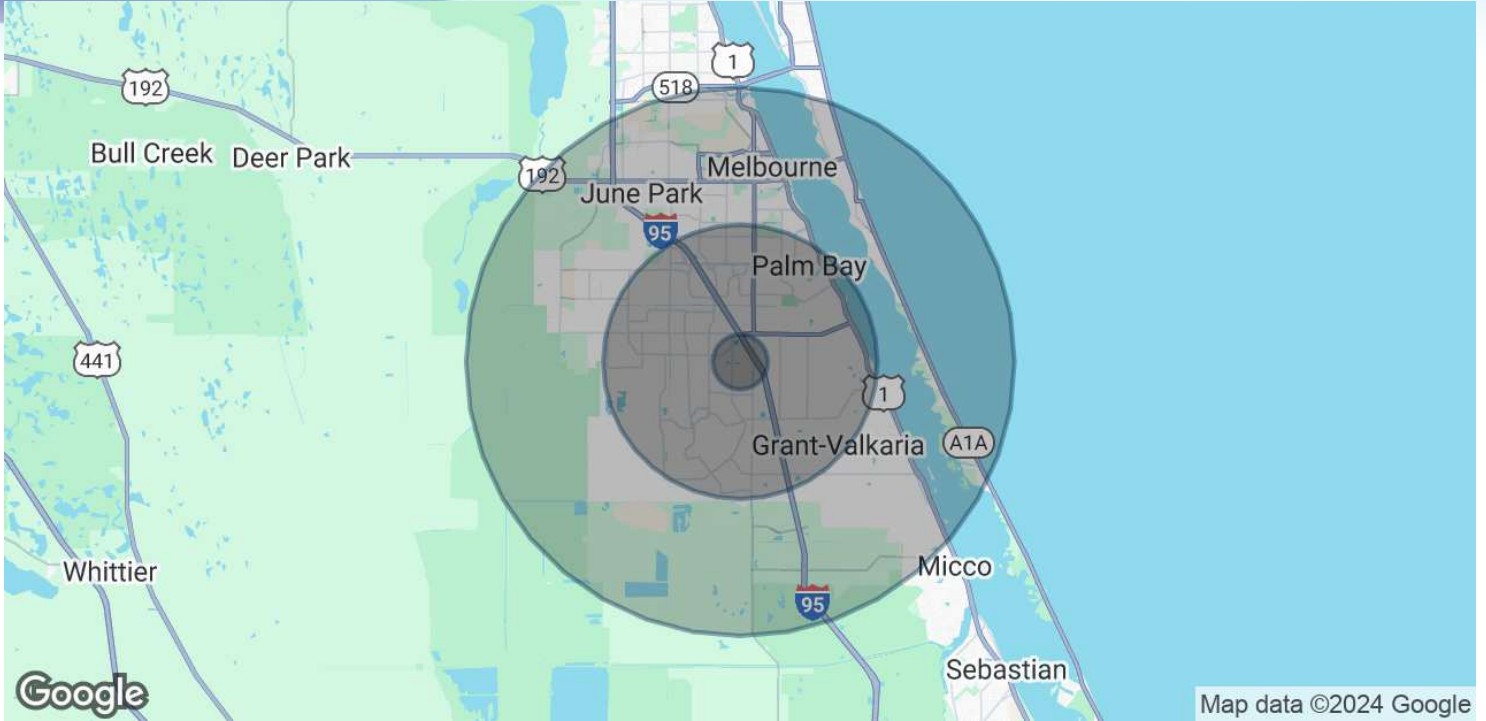
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,629	125,366	241,461
Average Age	41	44	45
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,789	50,288	98,761
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$74,594	\$81,790	\$87,664
Average House Value	\$255,429	\$286,967	\$327,582

Demographics data derived from AlphaMap

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