



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

MULTI TENANT INDUSTRIAL PROPERTY UNITS FOR LEASE

Main Street Palm Bay Up To +/- 15,495sf Warehouse, Manufacturing, Distribution

1720 Main St NE Palm Bay, FL 32905

+/-4,949 TO +/- 15,495 SF OF INDUSTRIAL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 1720 Main St NE Palm Bay, FL 32905



OFFERING SUMMARY

Available SF: +/-4,949 up to
+/-15,495 SF

Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 1.72 Acres

Year Built: 1973

Building Size: 32,000 SF

Zoning: LI

PROPERTY OVERVIEW

Up to +/-15,495 Contiguous Square Feet Available If Combined Unit 3 and Unit 4-6

Suite 3 +/- 4,949sf, Configured as +/-1,809 sf of Office Space with One Bathroom and +/-3,140sf HVAC Warehouse with One Bathroom. Small Break Area
400 amp, 3Phase Power One 12x12 OHD
Small Break Area - Can be Leased Separately or Combined with Unit 4-6

Suite 4-6 +/- 10,546 Configured as +/-2,779 sf of Office / Showroom Space and +/-7767 sf Warehouse PLUS Bonus +/-1,006sf Mezzanine Space, not included in total square footage. Ceiling Height 20' Wooden OH Deck in Warehouse
One 14x14 OHD plus one currently blocked , One 12x12 OHD, plus one currently blocked. Blocked doors can be reopened depending on Tenant's needs. 4 Bathrooms

Lease Term 3-5 years

LOCATION OVERVIEW

Located north of Palm Bay Road in the Main Street Corporate Center
+/- less than half a mile to US Highway 1 (Dixie Highway)
+/- 2 Miles to I-95 at Palm Bay Road
+/- 2 Miles to US 192 at US 1 / East West Connector to Orlando

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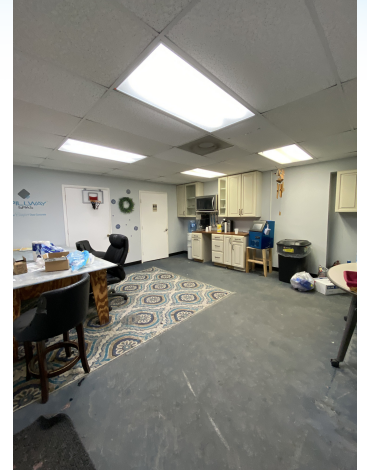
Lightle Beckner Robison, Inc.

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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.

SUITE 4-6

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SUITE 3

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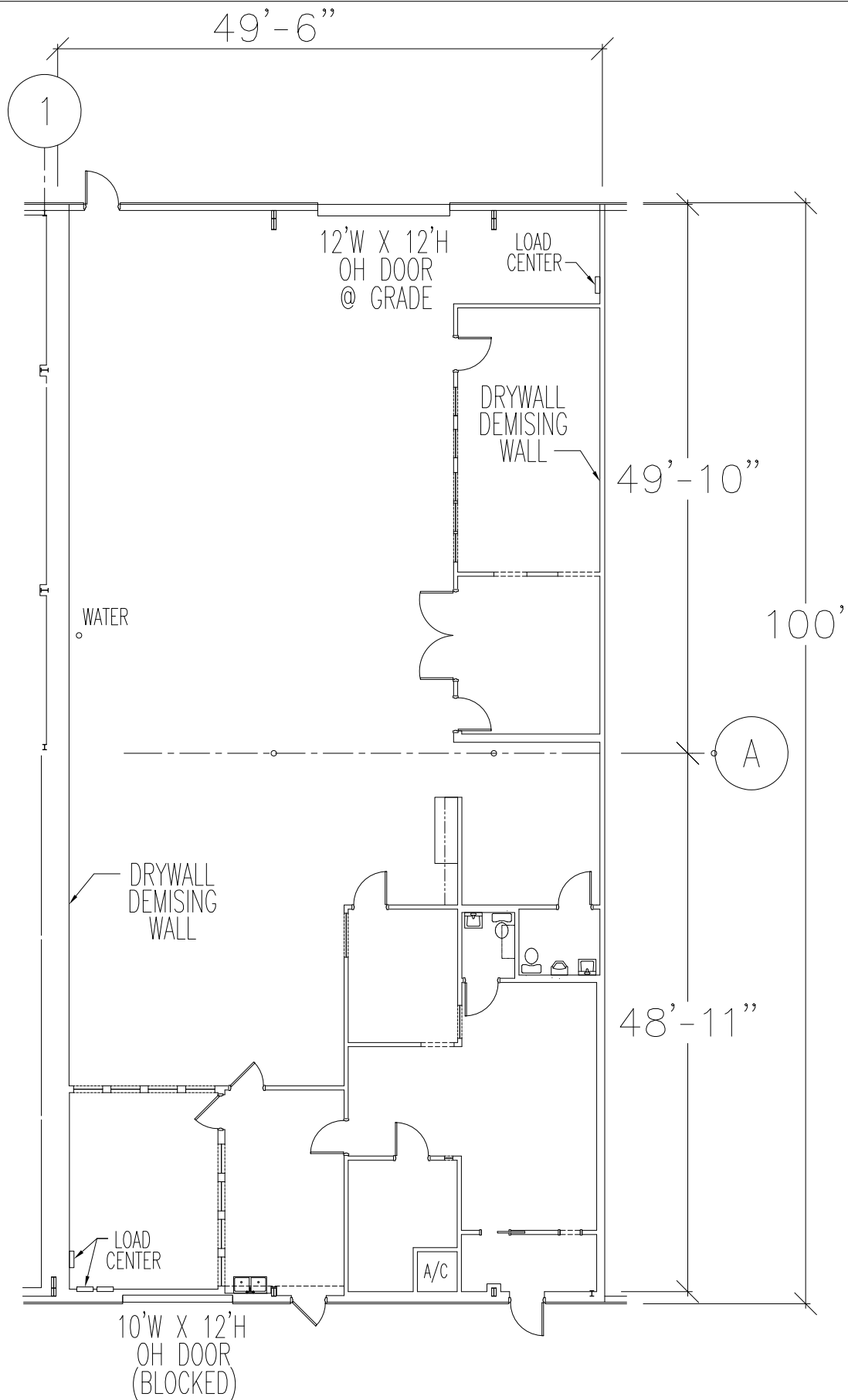
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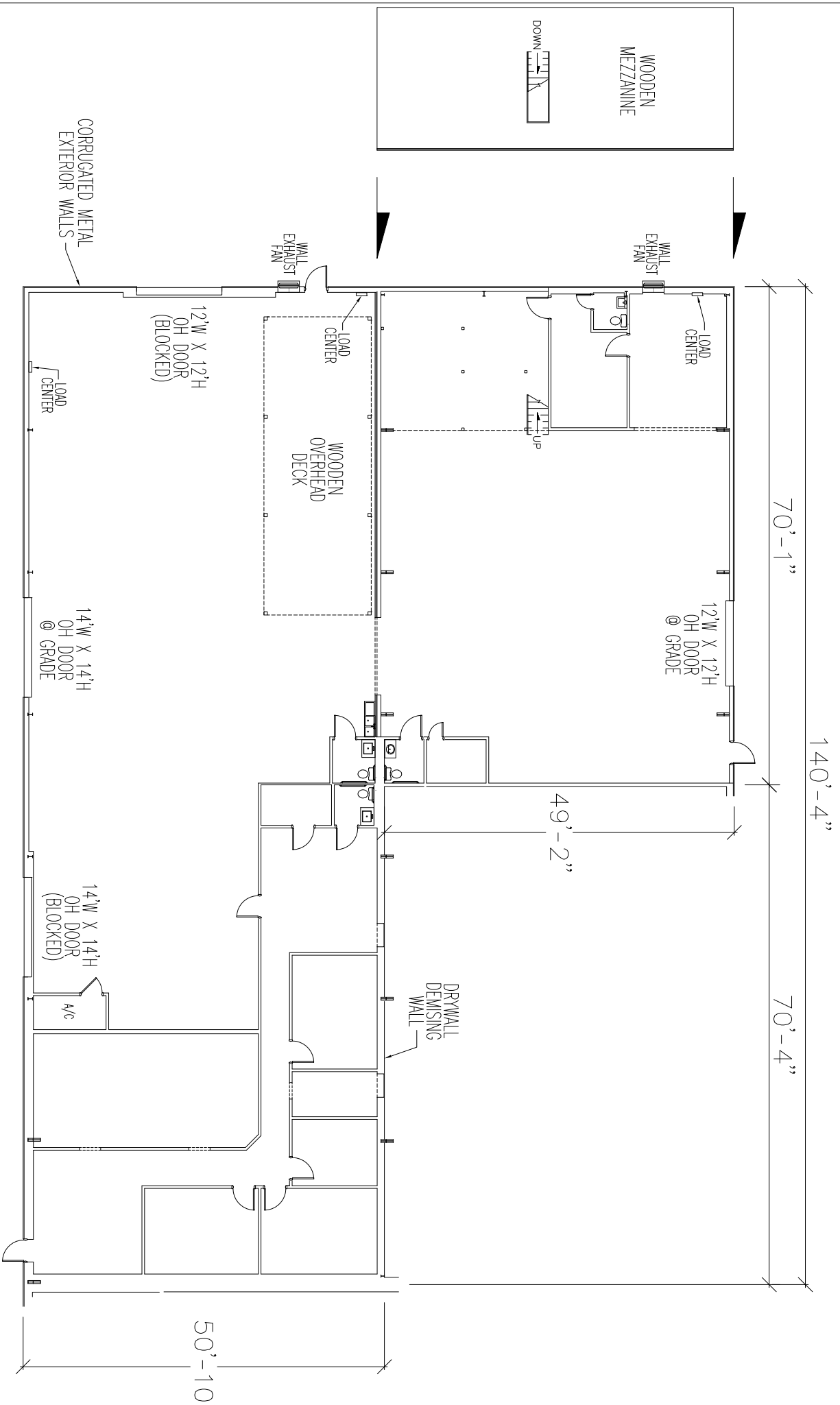
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1720 MAIN ST. NE – SUITE 3 – FLOOR PLAN

THE PREMISES IS DEEMED TO BE 4,949 RENTABLE SQUARE FEET
INCLUDING 1,809 SQ. FT. OF OFFICE





1720 MAIN ST. NE - SUITE 4 - FLOOR PLAN

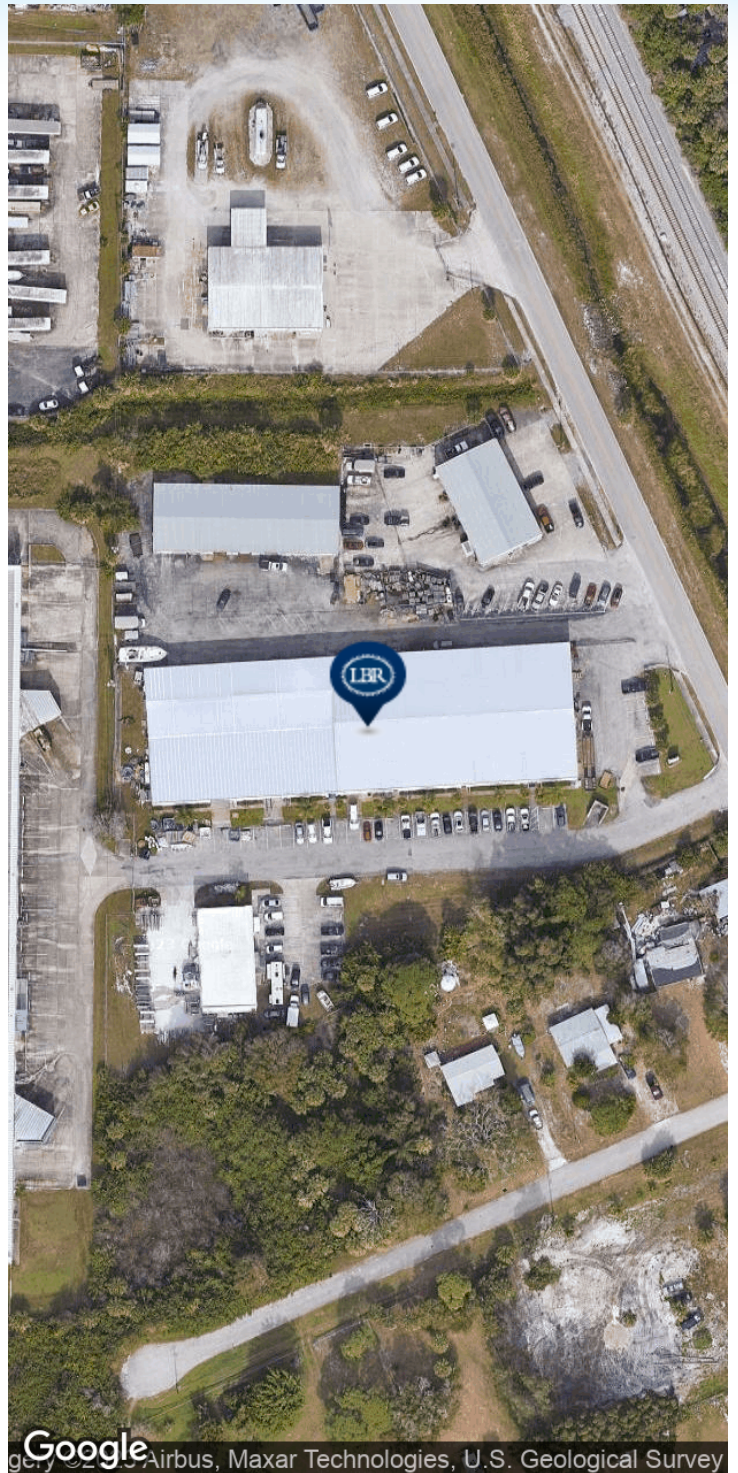
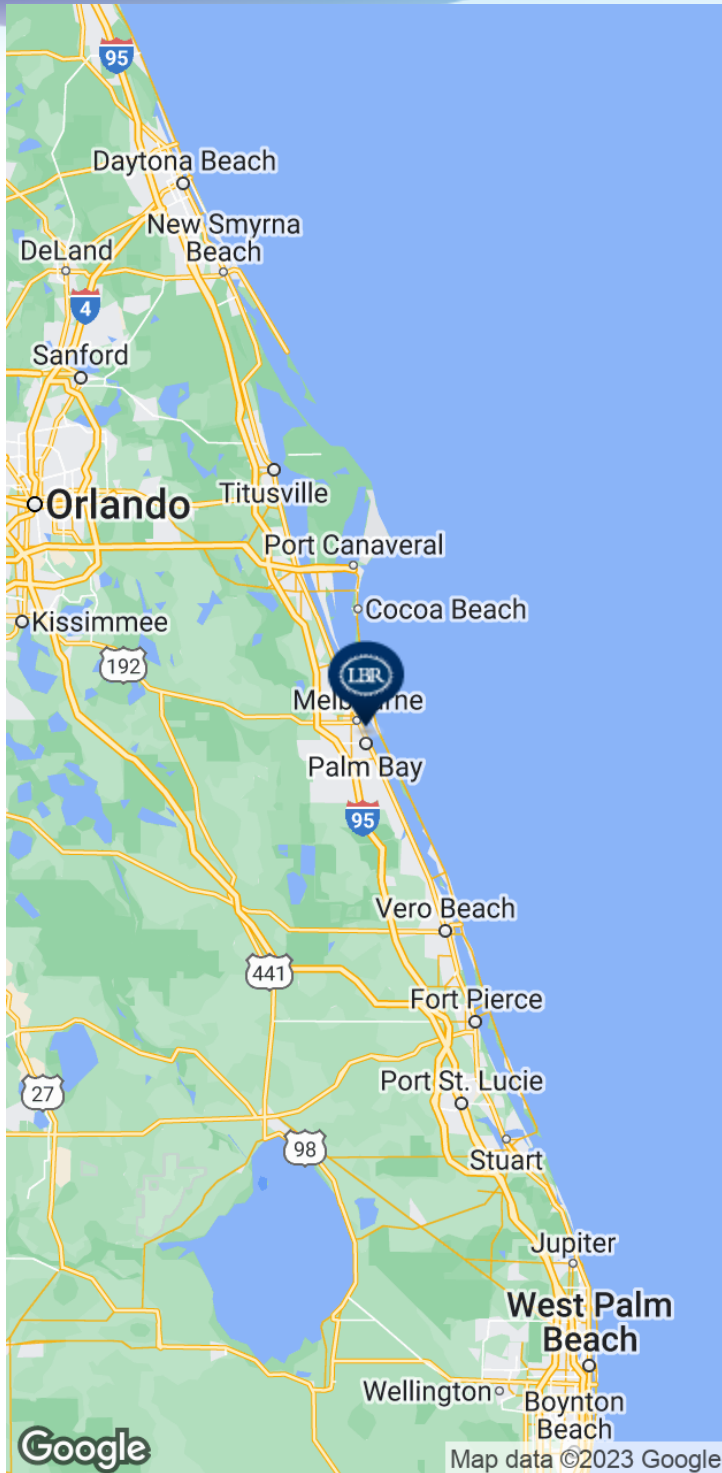
NOT TO SCALE

PREMISES IS DEEMED TO BE 10,546 RENTABLE SQUARE FEET INCLUDING 2,779 SQ. FT. OF OFFICE



LOCATION MAP

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