

# 1901 Robert J. Conlan Boulevard NE

Palm Bay, FL 32905

**100% Gated & Fenced / Corner Property / Centrally Located**



## OFFERING SUMMARY

**Sale Price:** \$1,200,000

**Acreage:** 1.47 Acres

**Facility SF:** 504 SF

**Zoning:** City of Palm Bay  
Highway Commercial  
(HC)

## PROPERTY OVERVIEW

Est. 504 SF Climate Controlled Trailer with 2 Offices + 1 Restroom  
Yard 100% Gated/Fenced. 2 Gates (Robert J. Conlan and Kirby Circle)  
Yard Roughly 50% Asphalt Paving + 50% Millings  
Est. 200' Frontage on Robert J. Conlan x 303' Frontage Kirby Circle  
Utilities: City Water/Sewer, FPL Electric  
Traffic count est. 16,800 VPD on Robert J. Conlan Boulevard  
Will be Delivered Vacant at Closing

## LOCATION OVERVIEW

Strategically positioned just off of Palm Bay Road which is the primary area connector between Interstate 95, Babcock Street and US1. Surrounding employers include L3Harris, ABC Supply, Tibbetts Lumber and Leonardo DRS to name a few. Lots of schools, restaurants, healthcare and childcare in the area. Call today for details!

**Zach Ullian, SIOR**

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com

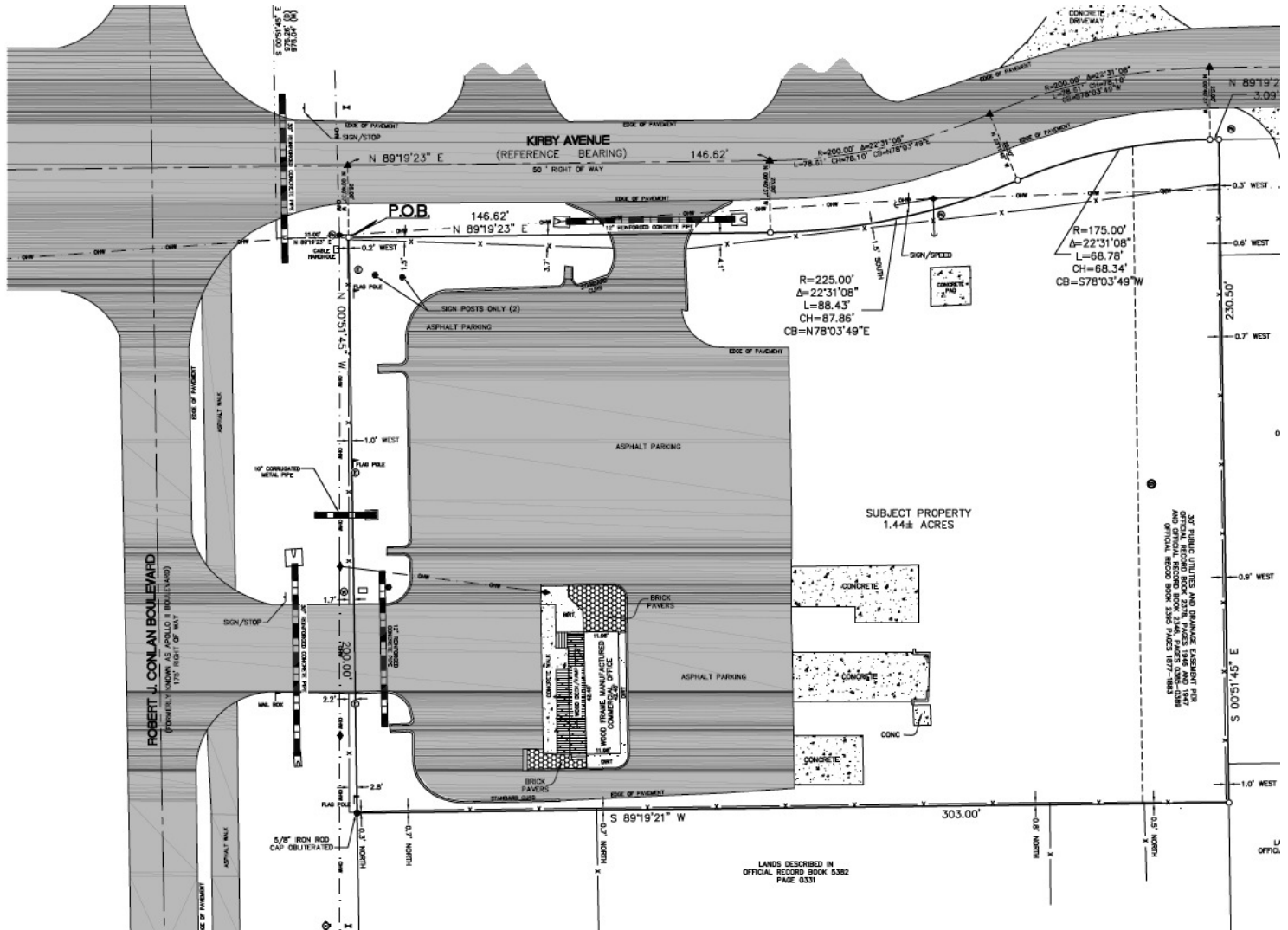


**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

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## Survey



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## Additional Photos



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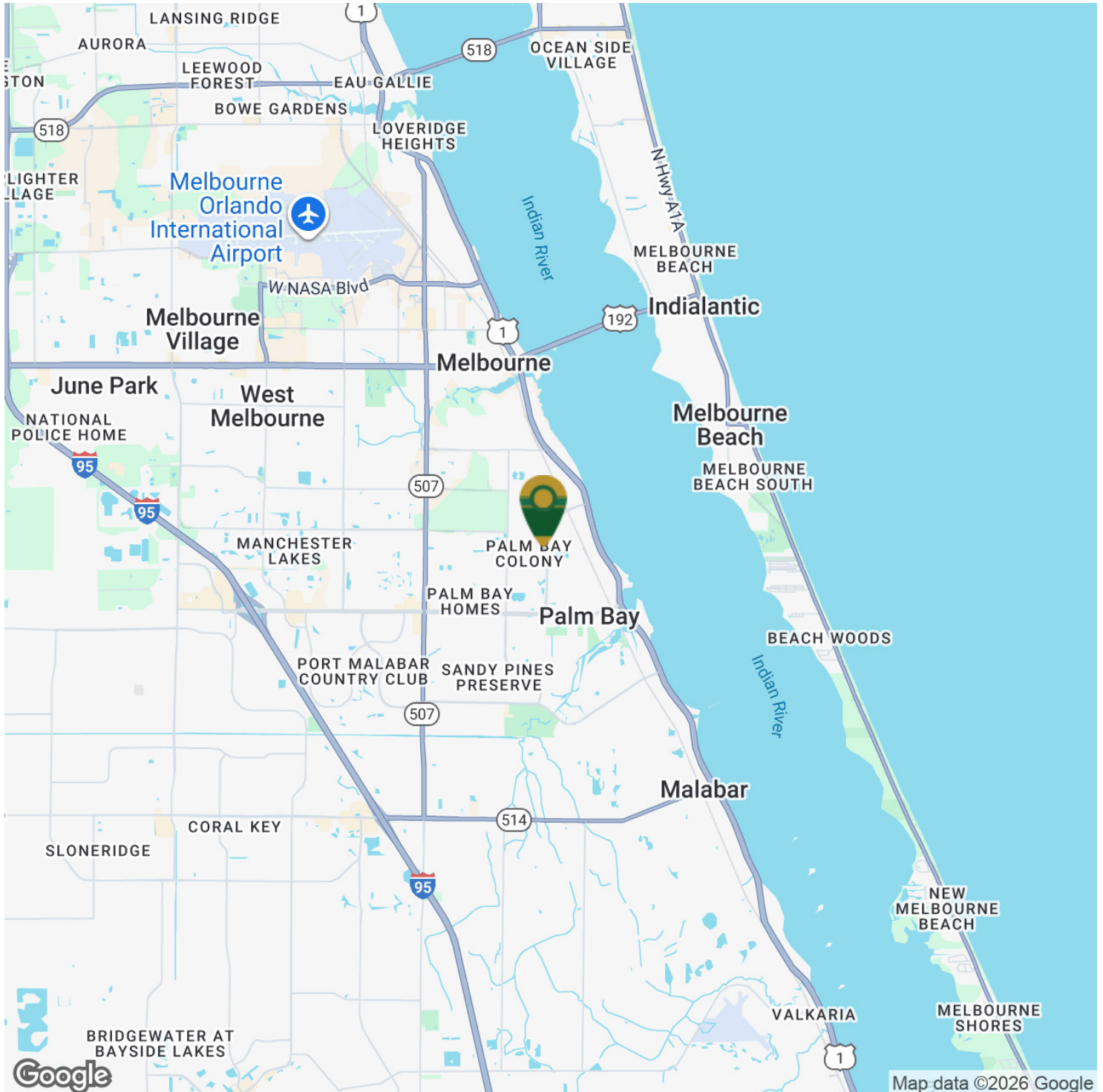
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## Location Map



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