

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

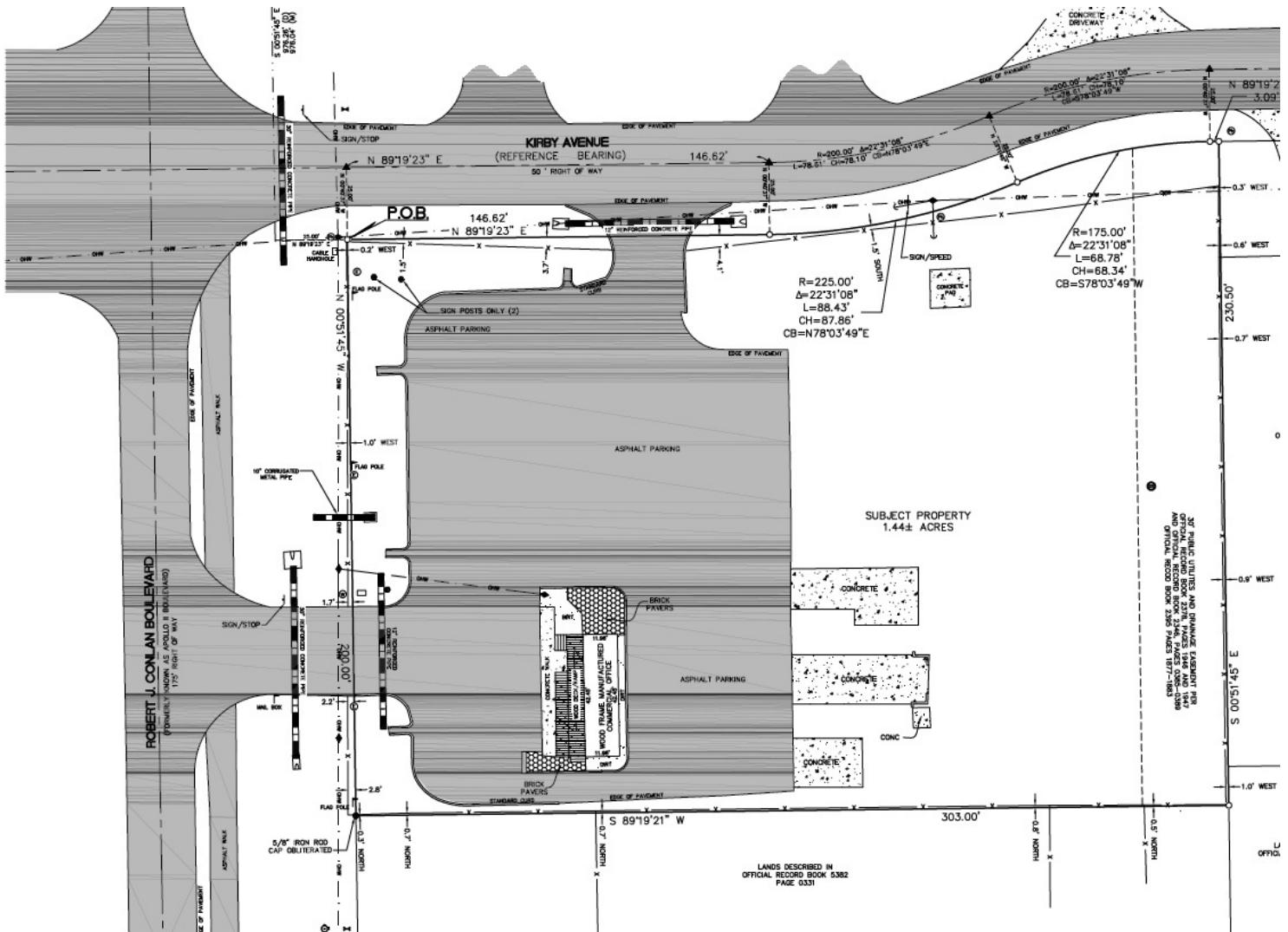


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

1901 Robert J. Conlan Boulevard NE

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Survey



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S I O R

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Additional Photos



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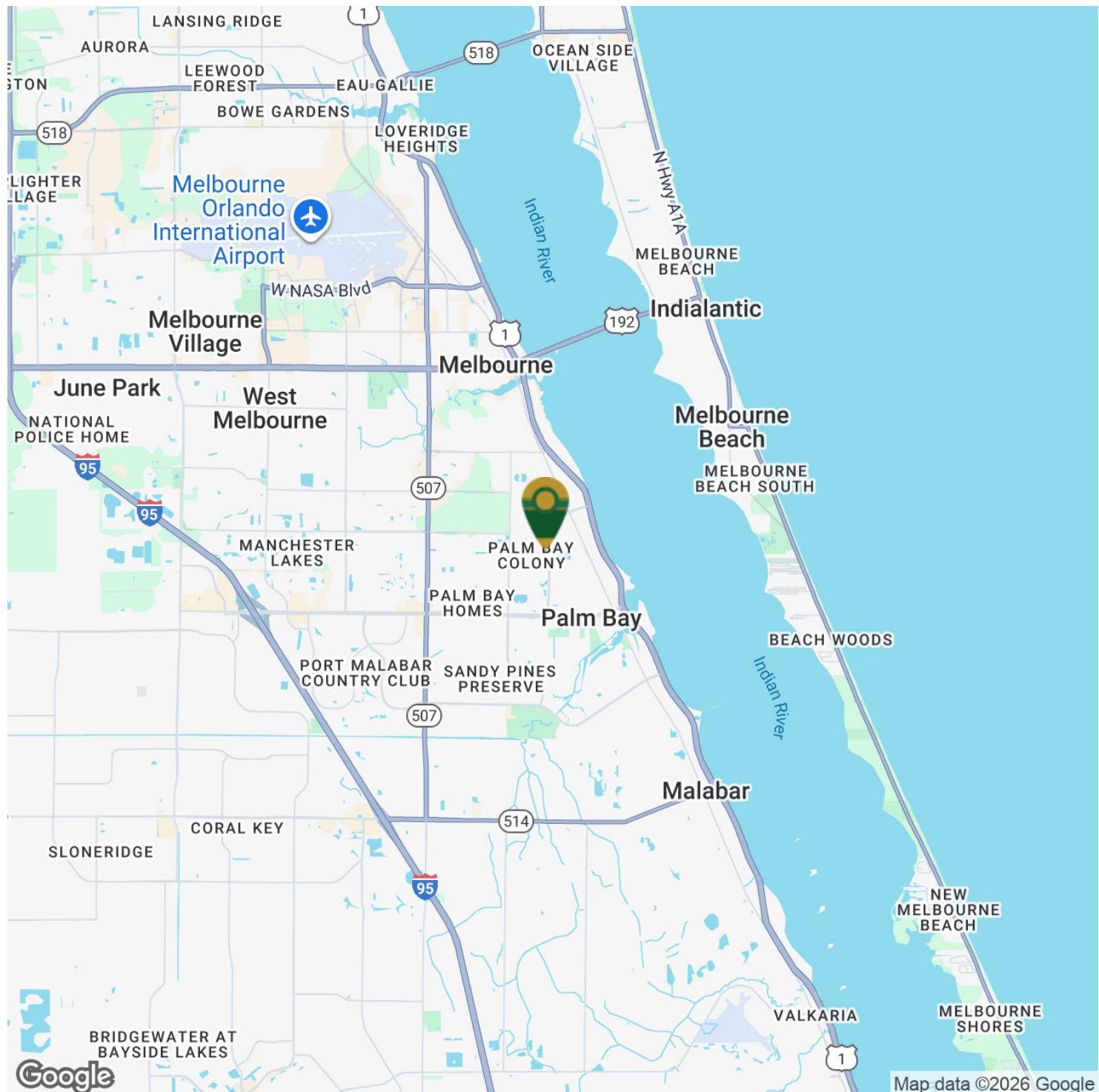


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Location Map



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