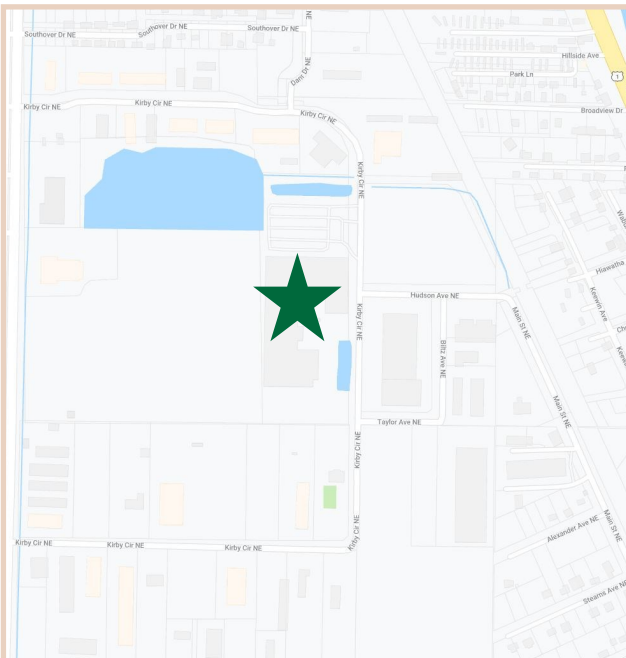


# FOR LEASE

2725 Kirby Circle NE Palm Bay, Florida 32905

## PROPERTY FACTS

Building Area:	230,000 Square Feet
Ceiling Height:	12'9"-24'4"
Number of buildings	4 Different Buildings
Roof:	Metal Roof
Utilities:	City Water/FP&L
Power:	277/480-volt, 3 phase Power
Zoning:	LI- Light Industrial
Year Built	1972, 1979, & 2005
Land Size	17.8 Acres
Property Type:	Office/Engineering/ Warehouse



## PROPERTY HIGHLIGHTS

Rental Rate	\$10.00 PSF
Location	The property is less than six miles south of Orlando Melbourne International Airport, one of the nation's fastest growing aircraft and aerospace manufacturing operations.
Parking	There is a total of 717 total parking spaces available at the property.
Reconfiguration Potential	The property has the opportunity to be converted from a single tenant facility to a multi-tenant industrial park.



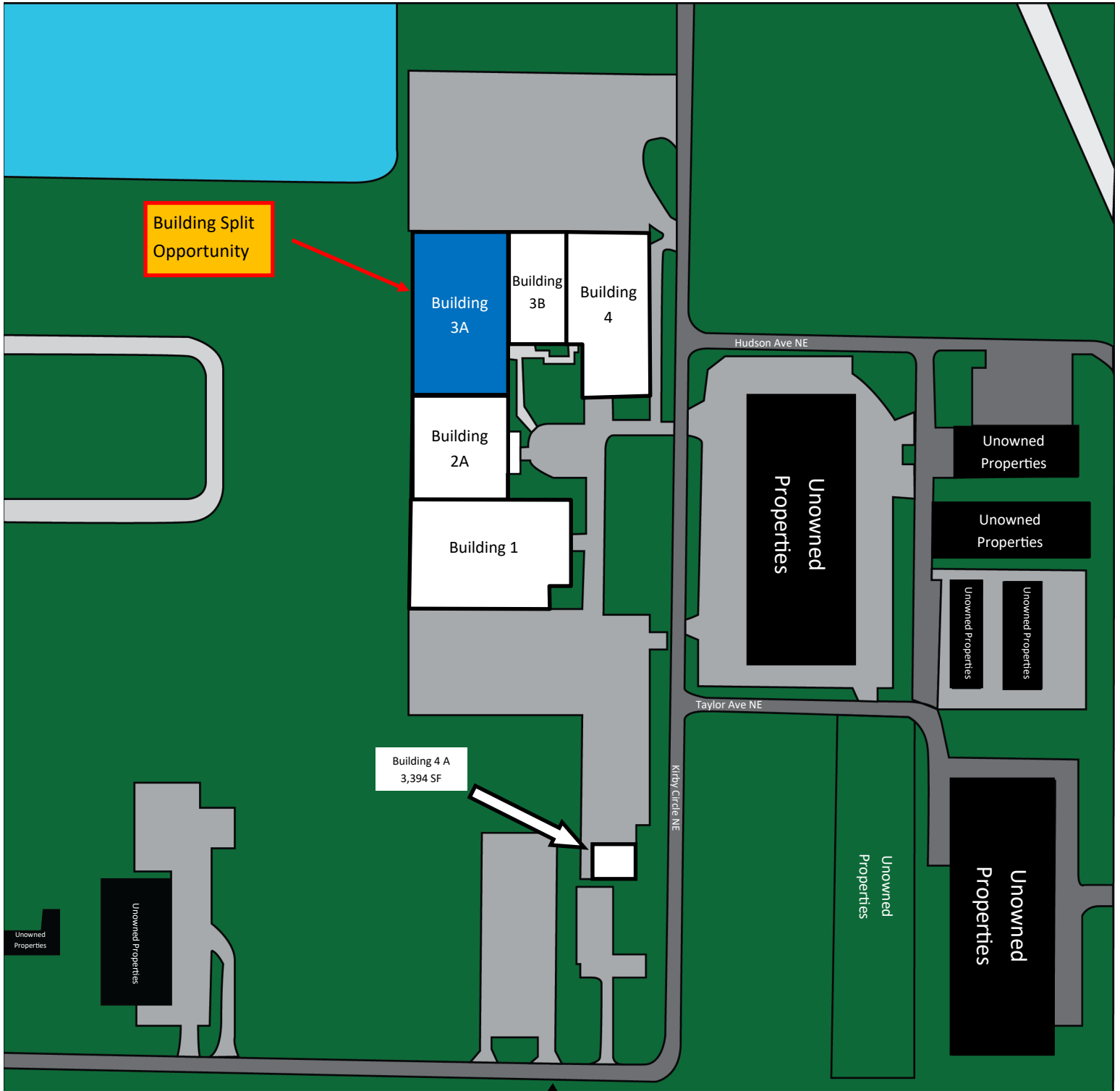
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# SITE PLAN

2725 Kirby Circle NE Palm Bay, Florida 32905



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# UNITS FOR LEASE

2725 Kirby Circle NE Palm Bay, Florida 32905

UNIT	SIZE		RATE		MONTHLY RATE	MAX. CEILING HEIGHT	% HVAC
2B & 3A	64,103	SF	\$9.00	SF/YR	\$48,077.25	14'-24'	100%
OR							
2B	25,600	SF	\$9.00	SF/YR	\$19,200.00	14'-24'	100%
3A	38,500	SF	\$9.00	SF/YR	\$28,875.00	14'-24'	100%



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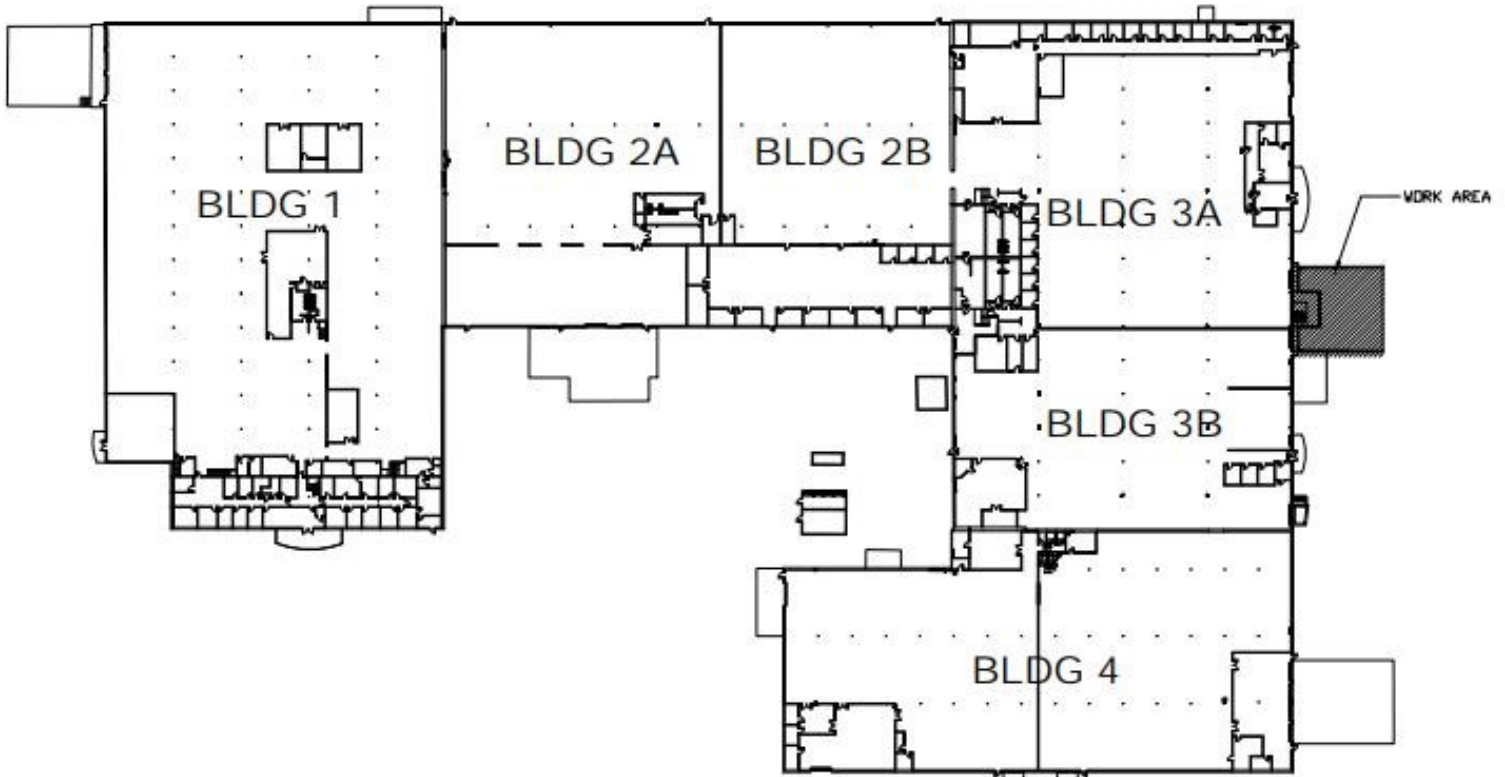
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# Building Overview Floorplan

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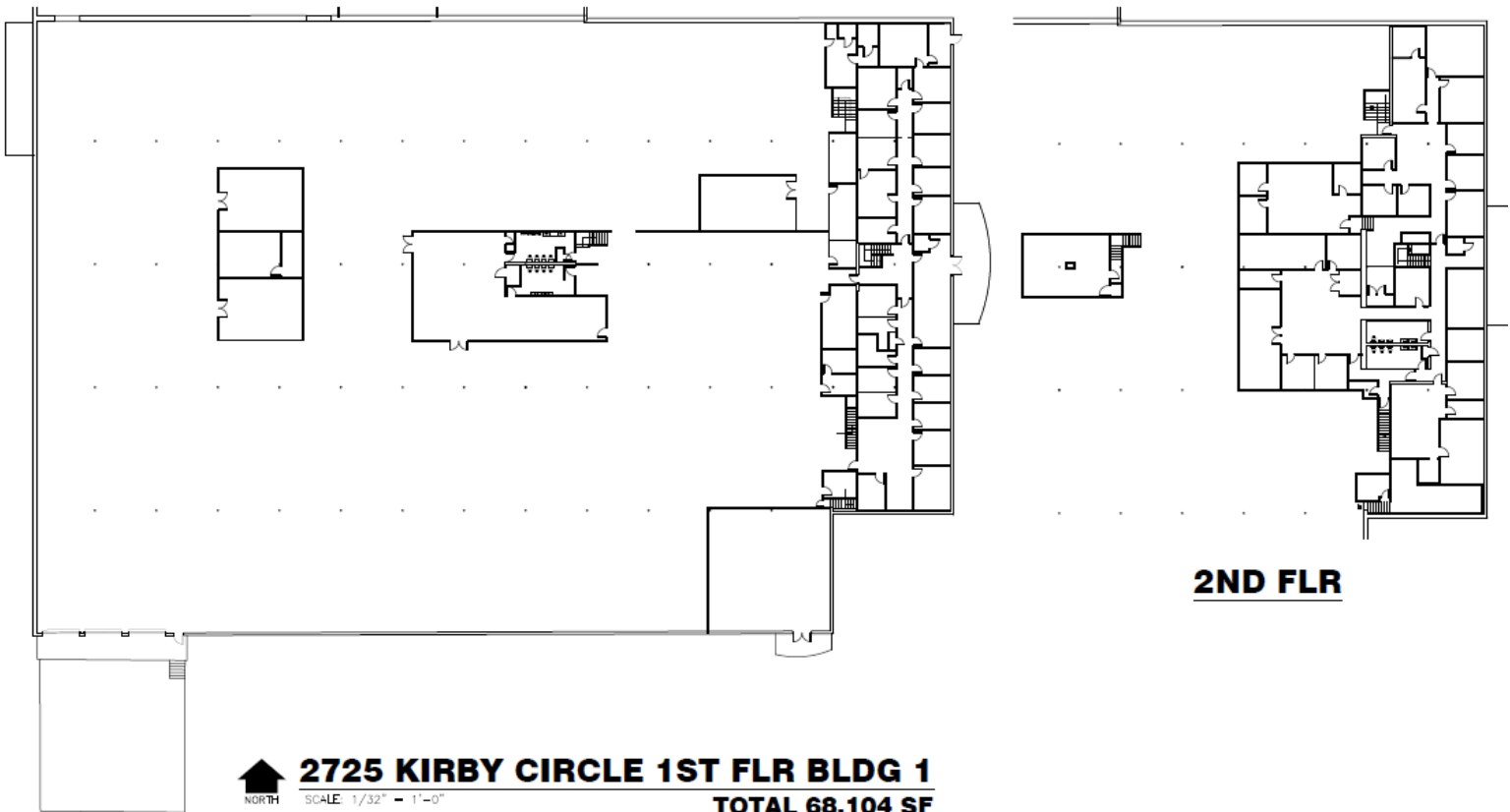
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# FLOOR PLAN

Building 1

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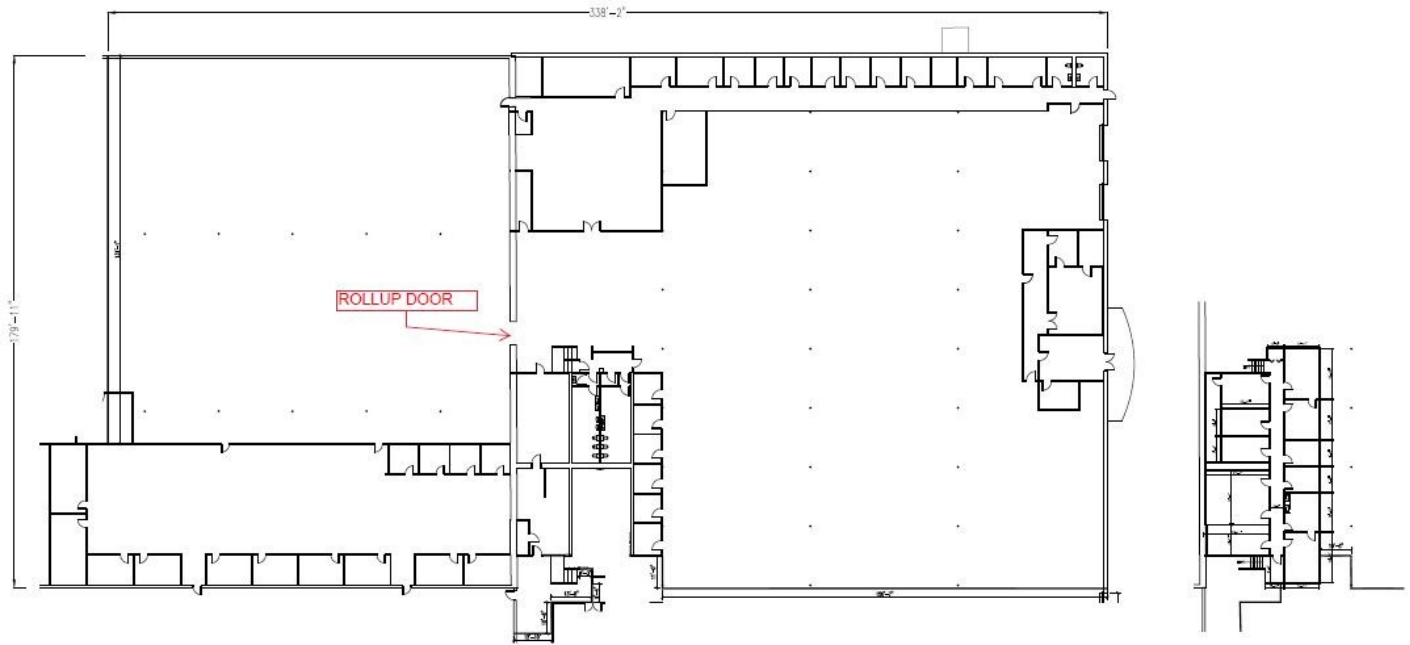
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# FLOOR PLAN

Building 2B &  
3A

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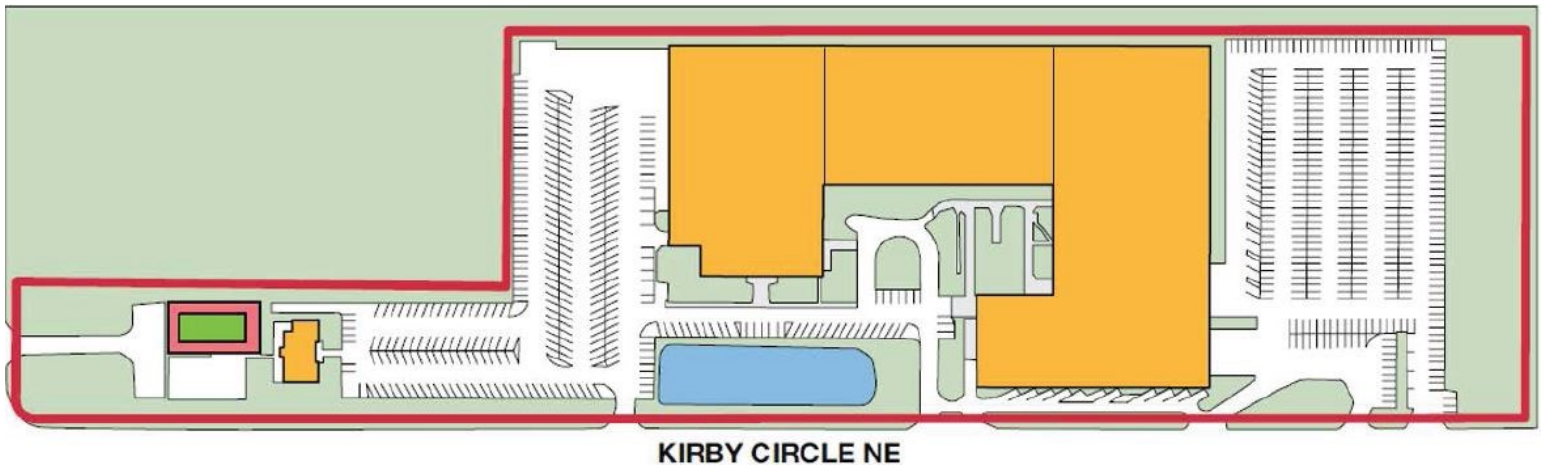
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# LAYOUT

2725 Kirby Circle NE Palm Bay, Florida 32905



KIRBY CIRCLE NE



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# DEMOGRAPHICS

2725 Kirby Circle NE Palm Bay, Florida 32905

## Demographics

	1 Mile*	5 Miles*	10 Miles*
<b>Population</b>			
2019	4,302	115,386	274,449
2024 Projected	4,646	126,377	298,007
Growth 2019-2024	8.00%	9.53%	8.58%
<b>Households</b>			
2019	1,976	51,088	114,858
2024 Projected	2,127	55,876	124,328
Growth 2019-2024	7.64%	9.37%	8.24%
<b>Average Household Income</b>			
2019	\$48,708	\$64,226	\$67,799

Source: CoStar

\*Distance from Property



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# LOADING DOORS & LIFE SAFETY

2725 Kirby Circle NE Palm Bay, Florida 32905



## Loading Doors:

There are six dock height loading doors and one drive in door.

## Life Safety & Fire Protection:

Wet-pipe sprinkler system (main buildings only) and central system fire alarm with outside dialer (Main Buildings Only).



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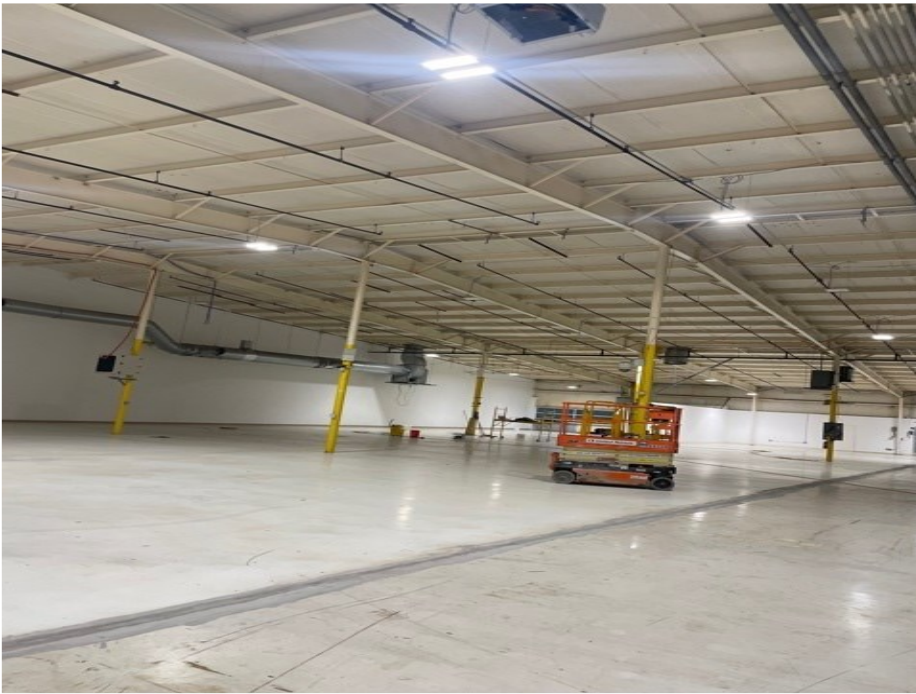
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# WAREHOUSE

2725 Kirby Circle NE Palm Bay, Florida 32905



1963

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# EXTERIOR

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# LOCATION OVERVIEW

2725 Kirby Circle NE Palm Bay, Florida 32905



## Brevard County

- The property is situated in the city of Palm Bay
- Estimated population of 111,657 people
- Largest city in Brevard County
- Located 60 miles southeast of Orlando
- 2017 United States Census estimated the population of Brevard County is 590,000 people (8.4% growth from 2010).



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# LOCATION OVERVIEW

2725 Kirby Circle NE Palm Bay, Florida 32905



## Brevard County Economy

- Manufacturing represents 11% of Brevard County payroll employment, compared to just 4% for the state of Florida overall.
- Brevard County experienced an overall job growth rate of 1.2% year over year (including 4.8% within the manufacturing sector).
- Brevard County, also known as Florida's Space Coast is home to Kennedy Space Center and the Cape Canaveral Air Force Station.



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# TRANSPORTATION

2725 Kirby Circle NE Palm Bay, Florida 32905



## Roads

- Palm Bay is primarily accessible via Interstate 95 and U.S. Route 1, which run north and south.
- Located less than one mile west from access to U.S. Route One.

## Airports

- Orlando-Melbourne International Airport (5.6 Miles away)  
& Orlando International Airport (66 Miles away)



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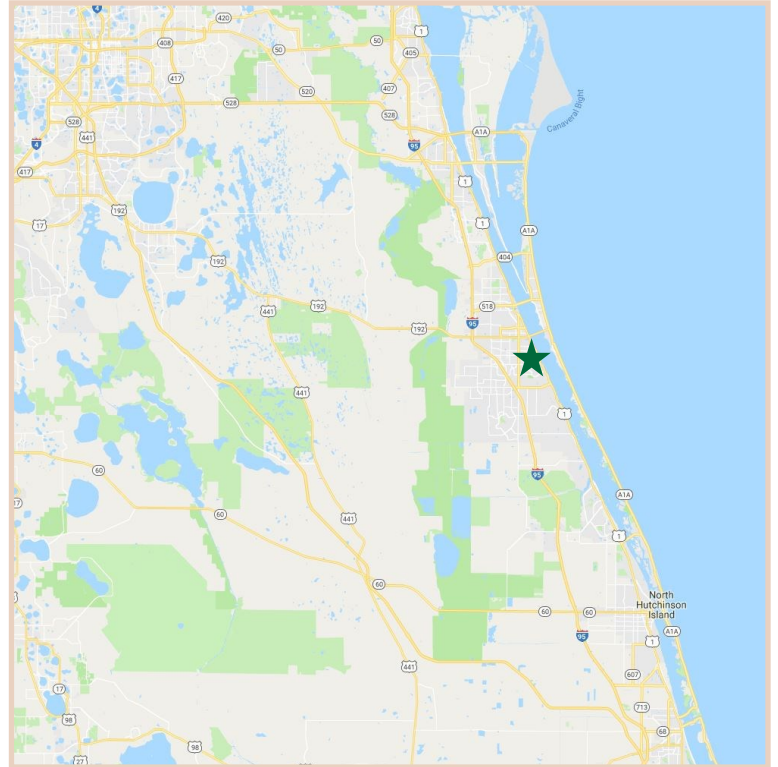
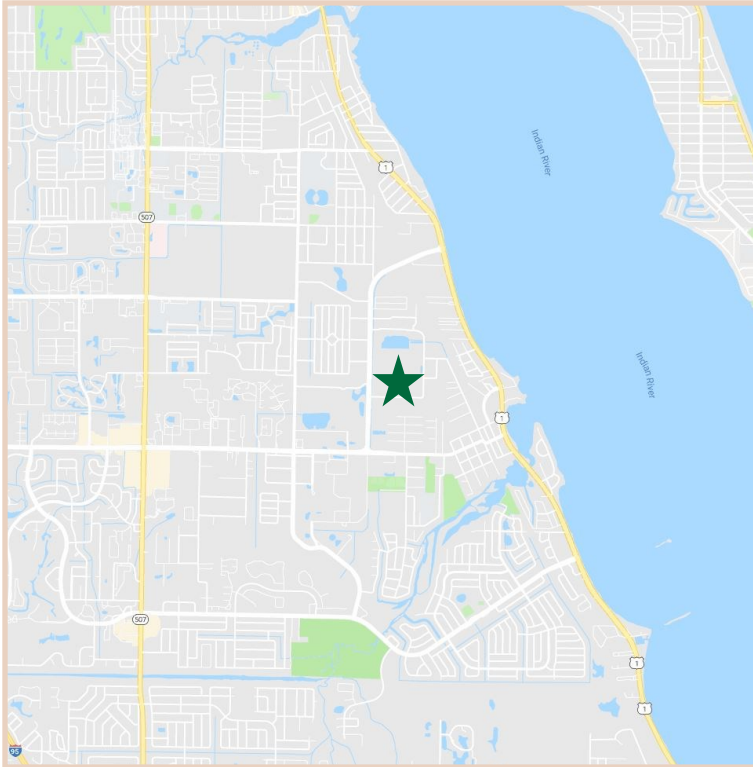
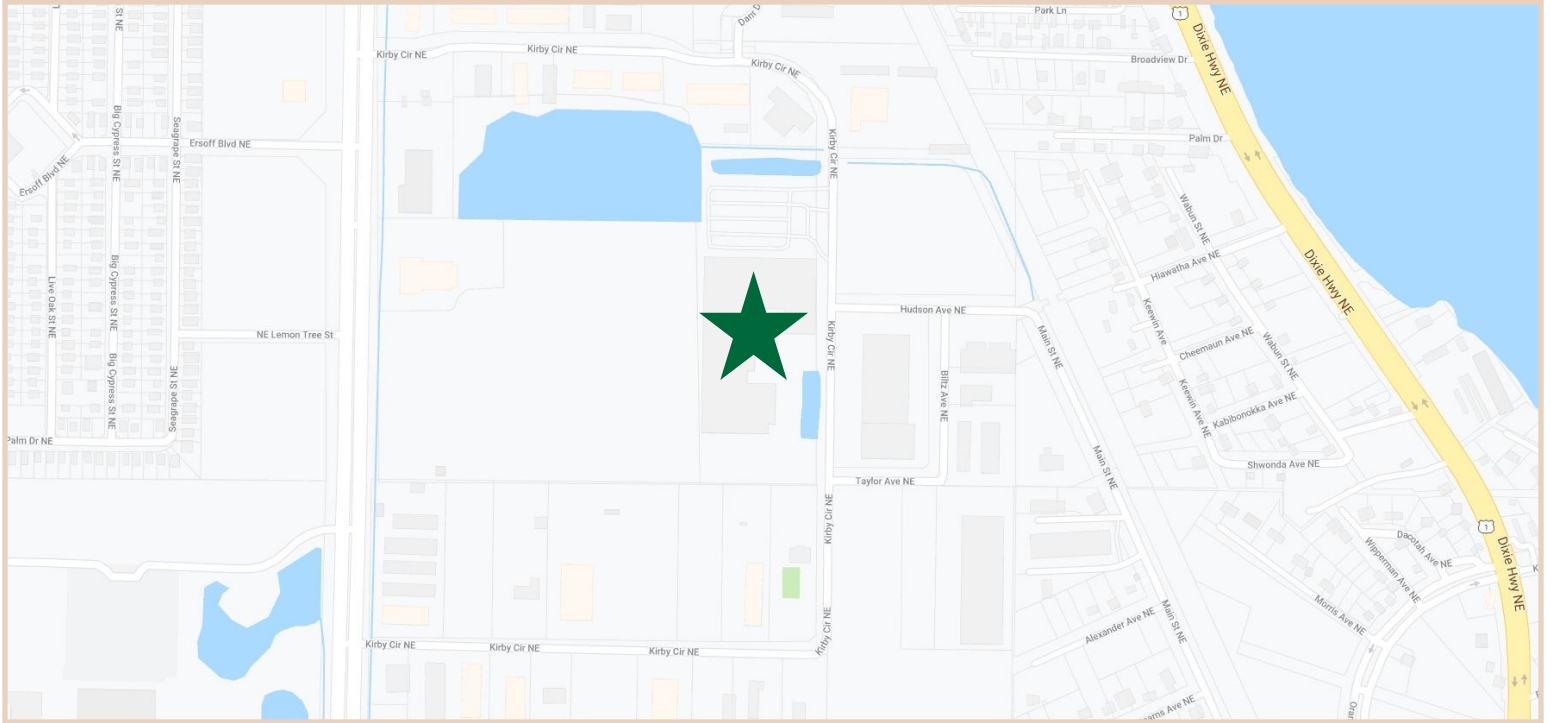
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# LOCATION MAPS

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# SITE PHOTO

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# ADDITIONAL PHOTOS

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