



**SPACE FOR LEASE | 1,750-12,250 SQFT**  
**2161 Franklin Drive NE, Palm Bay, FL**



## HIGHLIGHTS

- Brand New, Concrete/Metal Open Warehouse
- +/-12,250 SQFT Warehouse | Full Sprinkler System
- 3-Phase, 208-Volt/800-Amp Power
- Located just 3 Miles from I-95 Exit 176 in Palm Bay

## CONTACT

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## SUMMARY

The Industrial Team at Lightle Beckner Robison, Inc. is excited to present SEI Industrial Park for lease. With limited vacancy in Palm Bay's Industrial Market, this brand new facility allows tenants an opportunity to be located in close proximity to I-95 Exit 176 (3.3 miles), US-1 (1.8 miles), and MLB Airport (6.6 miles). Included in this property are the following:

- Warehouse space from 1,750-12,250 SQFT.
- (7) 12'x14' Grade Level Doors
- 21 Parking Spaces
- 22'-24' Clear Heights
- 3-Phase, 208-Volt/800-Amp Power
- Sprinkler System In Warehouse
- Possibility For Small, Additional Outdoor Storage

## PROPERTY OVERVIEW

**TOTAL SITE** ..... 1.61 AC

**COUNTY** ..... Brevard

**WAREHOUSE SF**..... 12,250

**CONSTRUCTION** ..... Conc Blk/Metal

**CONDITION**..... Shell/ Open WH

**POWER** ..... 3-Phase

**ZONING** ..... LI

**ASKING PRICE** ..... \$15.00/SF/YR

**CLEAR HEIGHT** ..... 22'

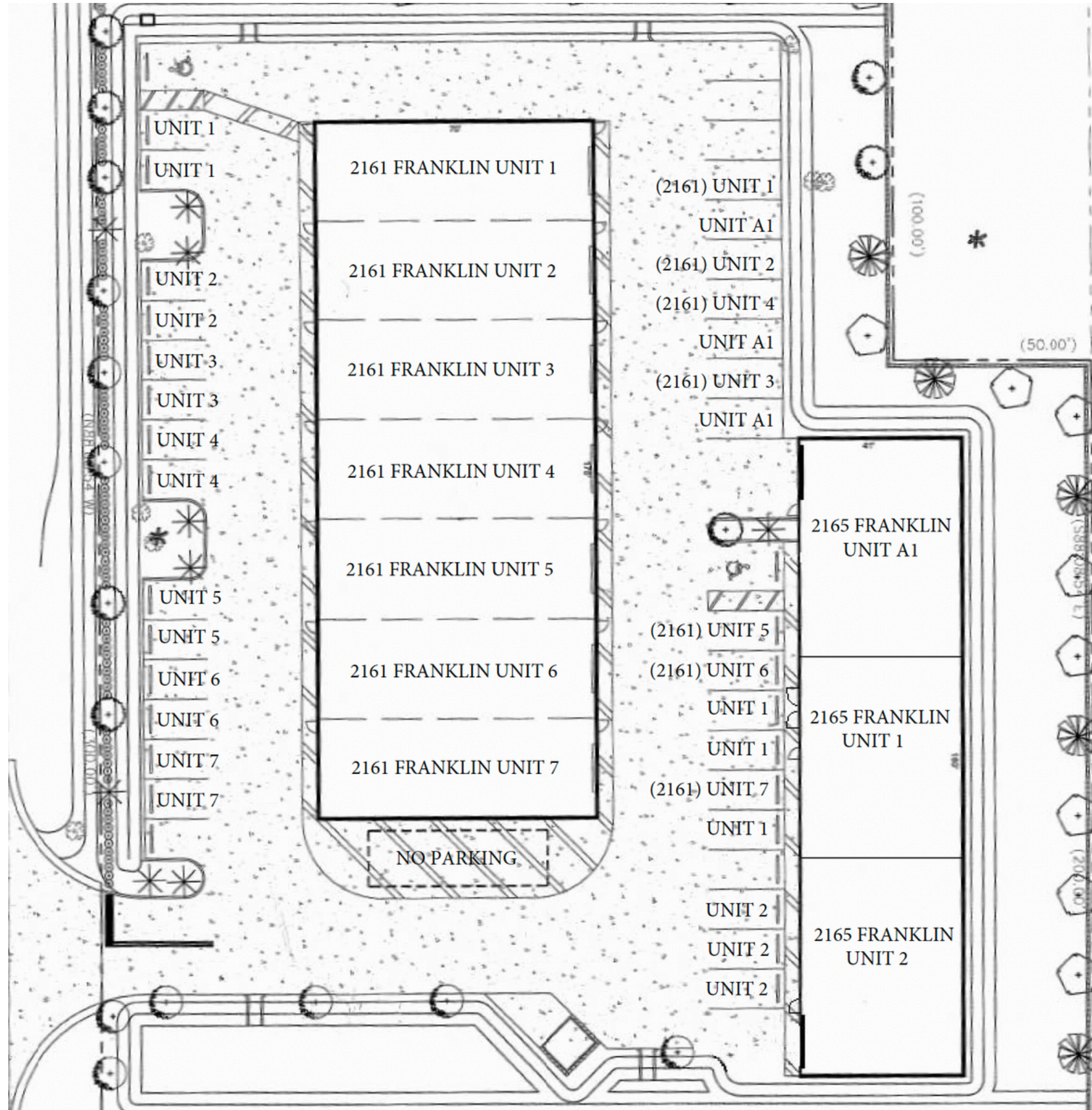
**LEASE TYPE** ..... NNN

## PROPERTY PHOTOS



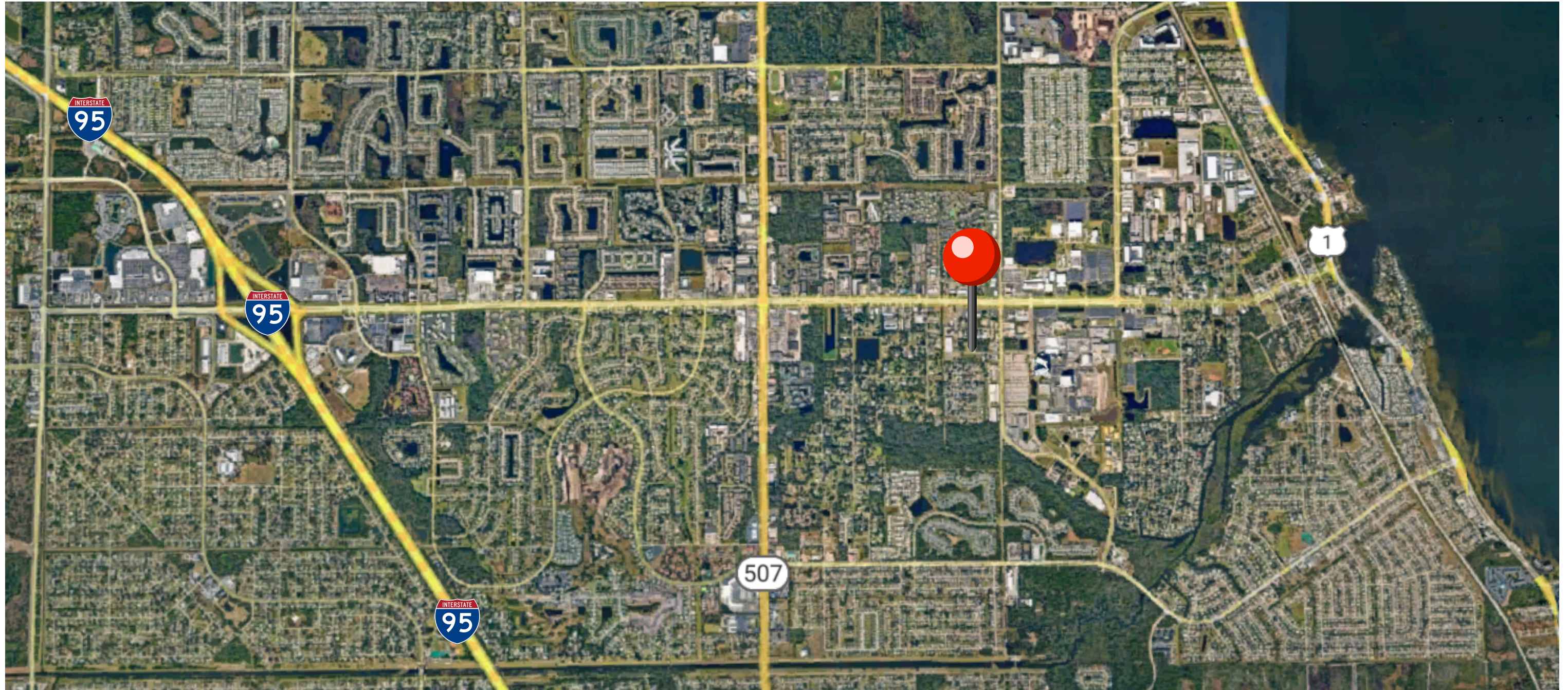


Drawings





## LOCATION OVERVIEW



### HIGHLIGHTS

Located in Palm Bay, 2161 Franklin Dr NE holds close proximity to I-95 Exit 176 (3.3 miles), US-1 (1.8 miles), and MLB Airport (6.6 miles)

- **3.3 Miles to Interstate 95**
- **1.8 Miles to US-1**
- **6.6 Miles to Melbourne Airport**
- **46 Miles to Port Canaveral (Via I-95)**
- **65 Miles to Orlando Airport**