

2161 Franklin Drive NE

Palm Bay, FL 32905

New Construction / Centrally Located / Multiple Unit Sizes Available



OFFERING SUMMARY

Available SF: 1,750 - 12,250 SF

Lease Rate: \$15.00 SF/yr (NNN)

Acreage: 1.61 Acres

Facility SF: 12,250 SF

Zoning: City of Palm Bay Light
Industrial &
Warehousing (LI)

OPEX: Est. \$3.50 PSF OPEX
(Includes Water)

PROPERTY OVERVIEW

Unit 1: Est. 192 SF Office + 1 ADA Restroom + 1,518 SF Warehouse = 1,750 SF
100% HVAC. Dimensions est. 25' Wide x 70' Deep. LED Lighting.

Unit 2-3: Est. 192 SF Office + 1 ADA Restroom + 3,268 SF Warehouse = 3,500 SF
Dehumidified Warehouse. Dimensions est. 50' Wide x 70' Deep. LED Lighting.

Units 4-7 = 7,000 SF Shell Space. Concrete Flooring. No Lighting. No Office.
Dimensions est. 100' Wide x 70' Deep. Ready for Tenant Customization

Units can be Leased Individually or Combined for up to 12,250 SF
All Units 100% Fire Sprinklered. Concrete Flooring. Est. 19' - 21' Clear Height in Warehouse
Each Unit has One 12' Wide x 14' Tall +/- Grade Level Door. Onsite CCTV Monitoring
City Water/Sewer, Fiber, 3-Phase 120/208v 800 Amp (Expandable Amperage 2000 amps+)
3 Parking Spaces/unit + 5 Common Spaces. Potential for Outdoor Storage/Overflow Parking

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. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
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Potential Outdoor Storage or Overflow Vehicle Parking



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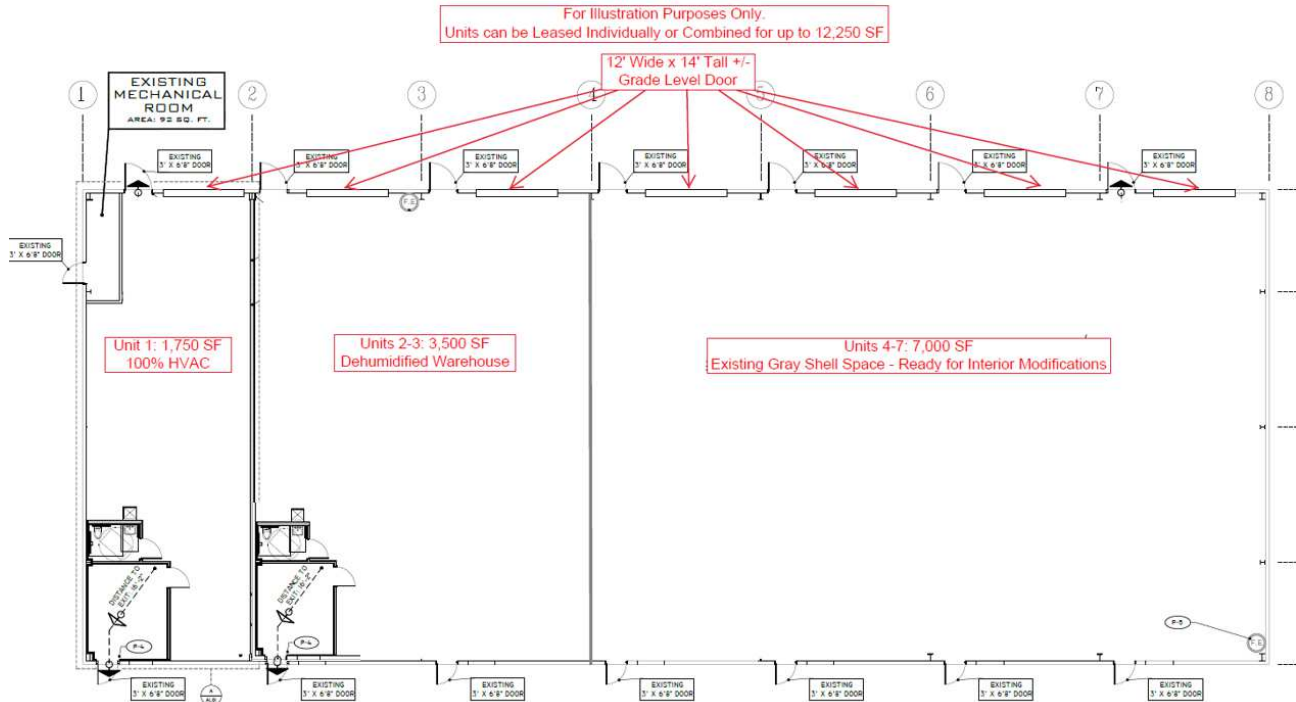
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

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Floor Plan and Exterior Photo



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Unit 1: 1,750 SF - 100% HVAC Warehouse



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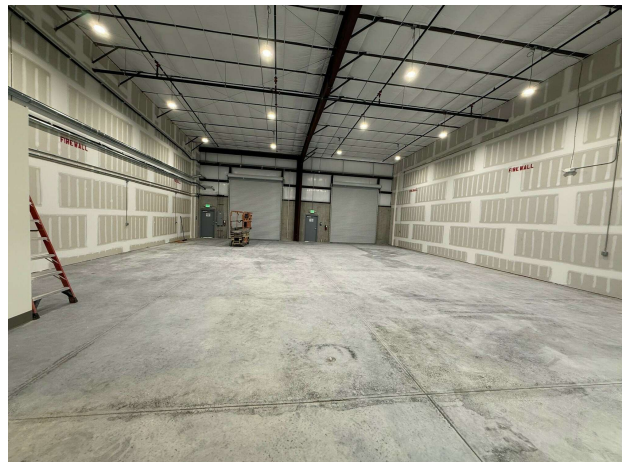
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Units 2-3: 3,500 SF - Dehumidified Warehouse



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Units 4-7: 7,000 SF - Gray Shell Condition. Ready for Tenant Customization



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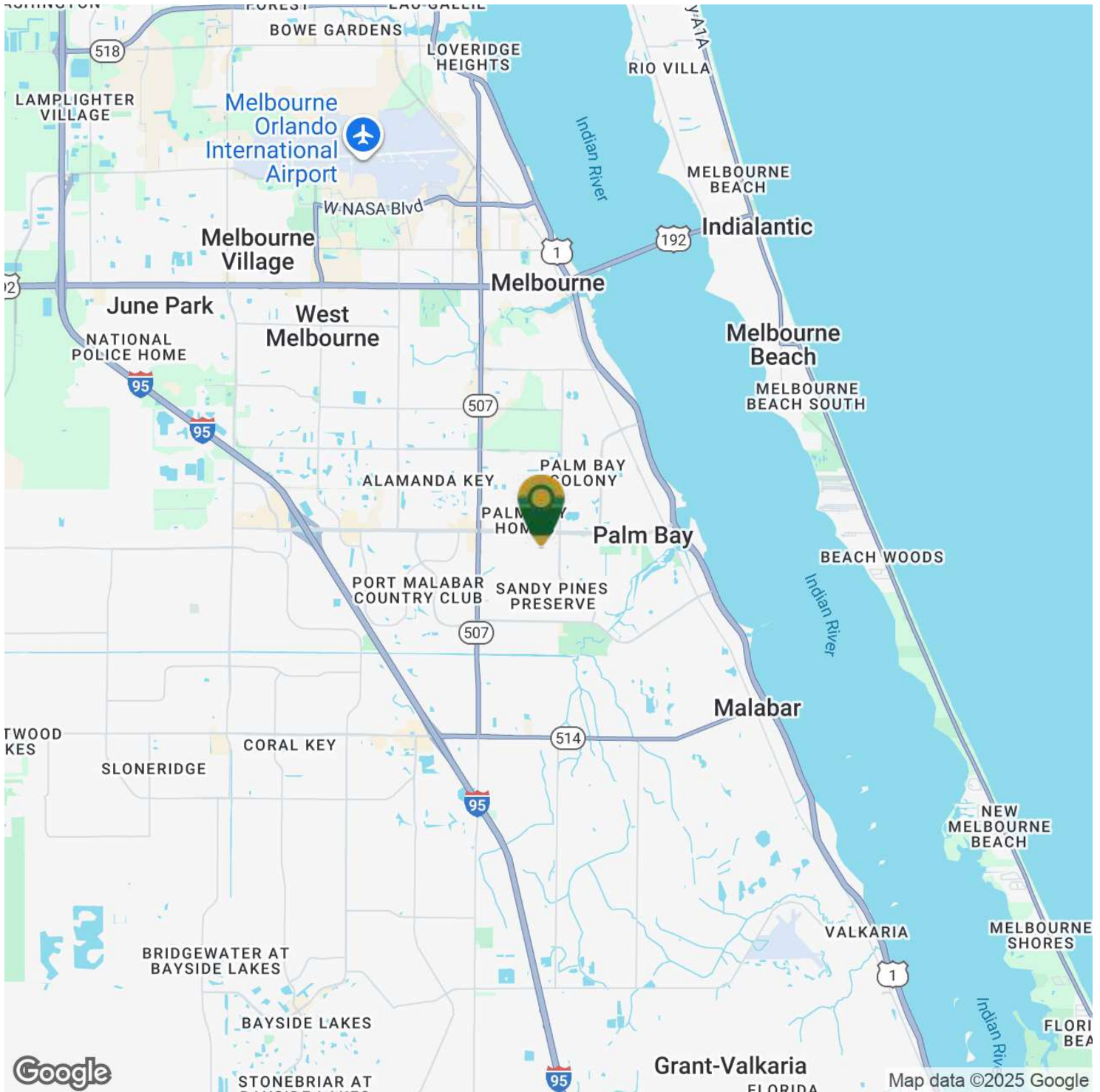
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Location Map



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