

# 2720, 2722 & 2724 Kirby Circle NE

Palm Bay, FL 32905

**Centrally Located / Immediate Tenant Income / 2023 Construction**



## OFFERING SUMMARY

**Sale Price:** \$2,925,000

**Acreage:** 1.78 Acres

**Facility SF:** 17,482 SF

**Zoning:** City of Palm Bay Light  
Industrial (LI)

## PROPERTY OVERVIEW

11 Warehouse Units. Total of 17,482 SF  
Each Unit Individually Metered for Electric. Common Water  
Est. 2025 NOI is \$248,736 (8.5% CAP). 100% Occupied. NNN Leases.  
Rent Roll & Leases will be Provided to Qualified Buyers  
Total of 45 10' x 10' +/- Grade Level Doors  
Concrete Flooring. Clear Height Ranges 11' – 14' +/-  
Utilities: City Water/Sewer, 3-Phase FPL Electric  
14 Asphalt Paved/Striped/Lighted Parking Spaces  
Seller to Consider Financing Subject to Contract Terms & Buyer Credit

## 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!

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

Broker Associate  
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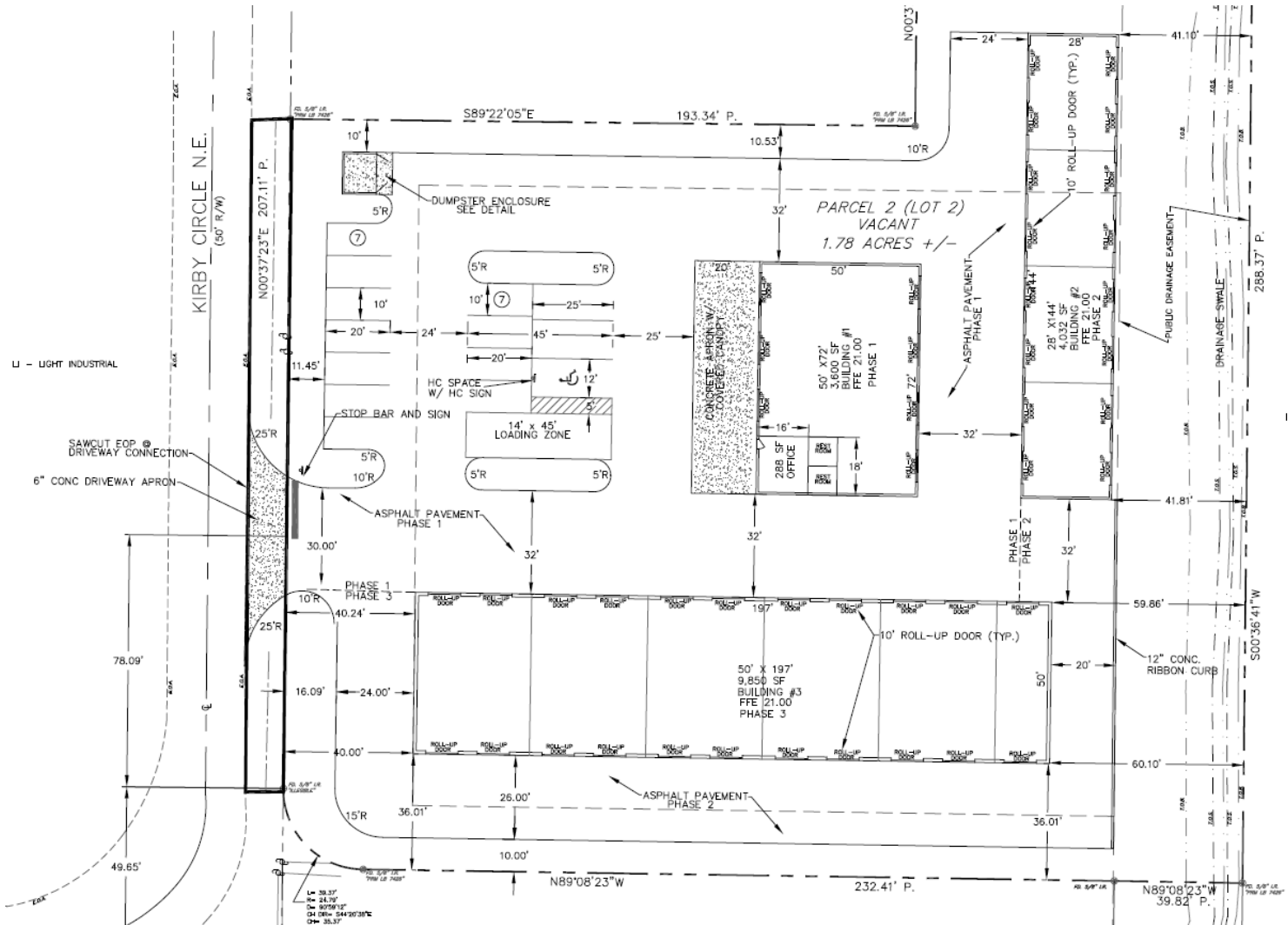
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## Site Plan



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Individual Members  
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Zachary M. Ullian



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Aerial



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The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.



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### Additional Photos



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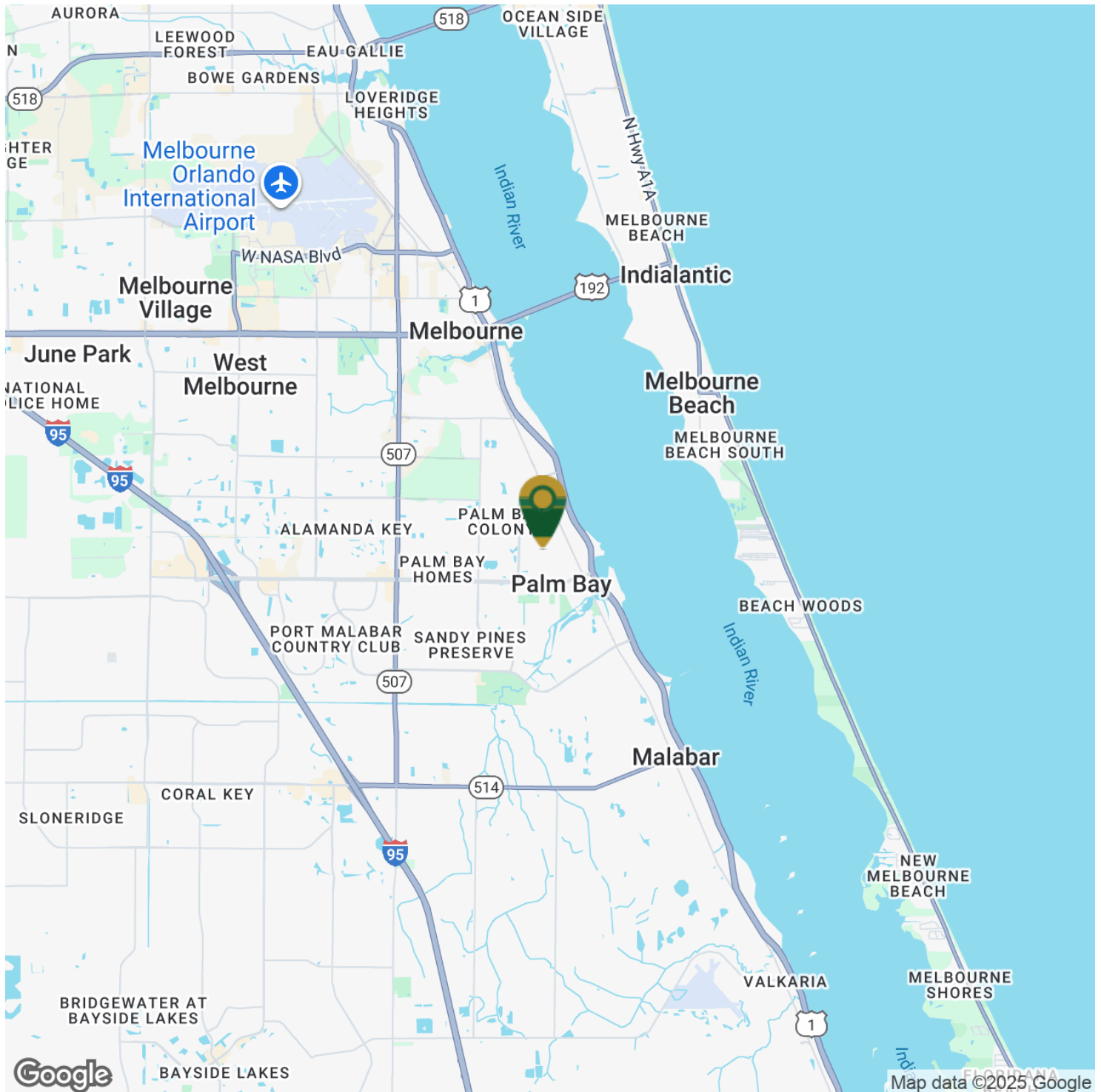


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## Location Map



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