

Palm Bay One Industrial

2284 Wilhelmina Court, Palm Bay, FL 32905

Heavy Industrial Zoning / Centrally Located / Grade Level & Deep Well



OFFERING SUMMARY

Available SF: 7,500 SF

Lease Rate: \$11.50 SF/yr (NNN)

Acreage: 5.78 Acres

Zoning: City of Palm Bay Heavy
Industrial (HI)

PROPERTY OVERVIEW

Est. 2,500 SF Office + 5,000 SF Warehouse
Bonus Upstairs Mezzanine est. 2,500 SF. Max Load 125 PSF
Warehouse Concrete Flooring and est. 17' 6" – 20' Clear Height Throughout
One 16' Wide x 10' Tall +/- Door + Two 10' x 10' +/- Grade Level Doors
Two Deep Well Docks. Paved/Fenced Yard Adjacent to Building
City Water/Sewer, 3-Phase 480v 400amp FPL Electric.
100% Wet Fire Sprinklered
Est. \$2.00 PSF OPEX

LOCATION OVERVIEW

Located just off of US1 approximately halfway between Palm Bay Road & US 192. Nearby businesses include PODS, Raytheon, L3Harris, Leonardo DRS and Northrop Grumman to name a few. The Melbourne International Airport is approximately 5-miles away. Both Palm Bay Road & US 192 are direct connectors to Interstate 95. Make this the future home for your business today!



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

Licensed Real Estate Broker
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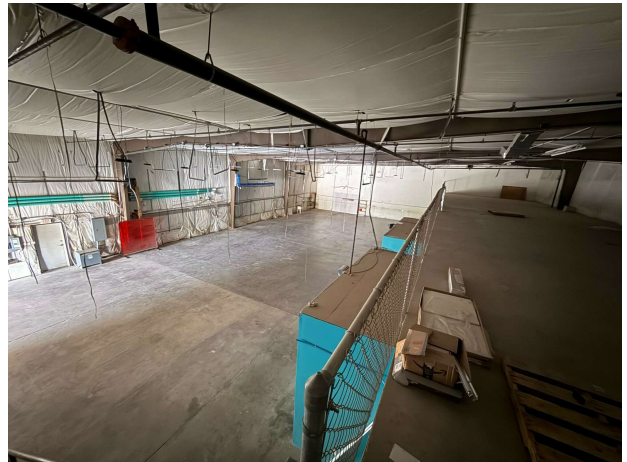
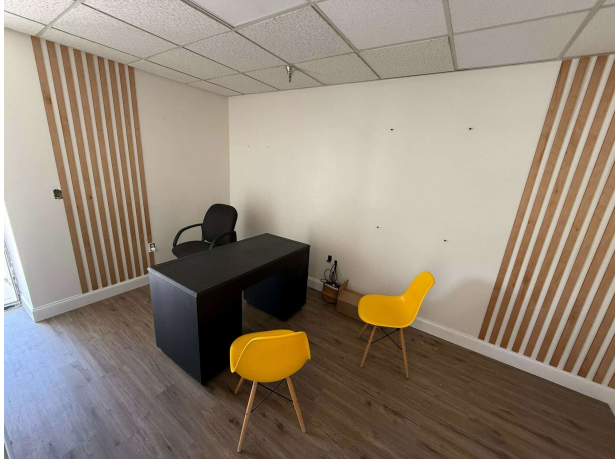
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Additional Photos: 2284 Wilhelmina Court Unit B (7,500 SF)



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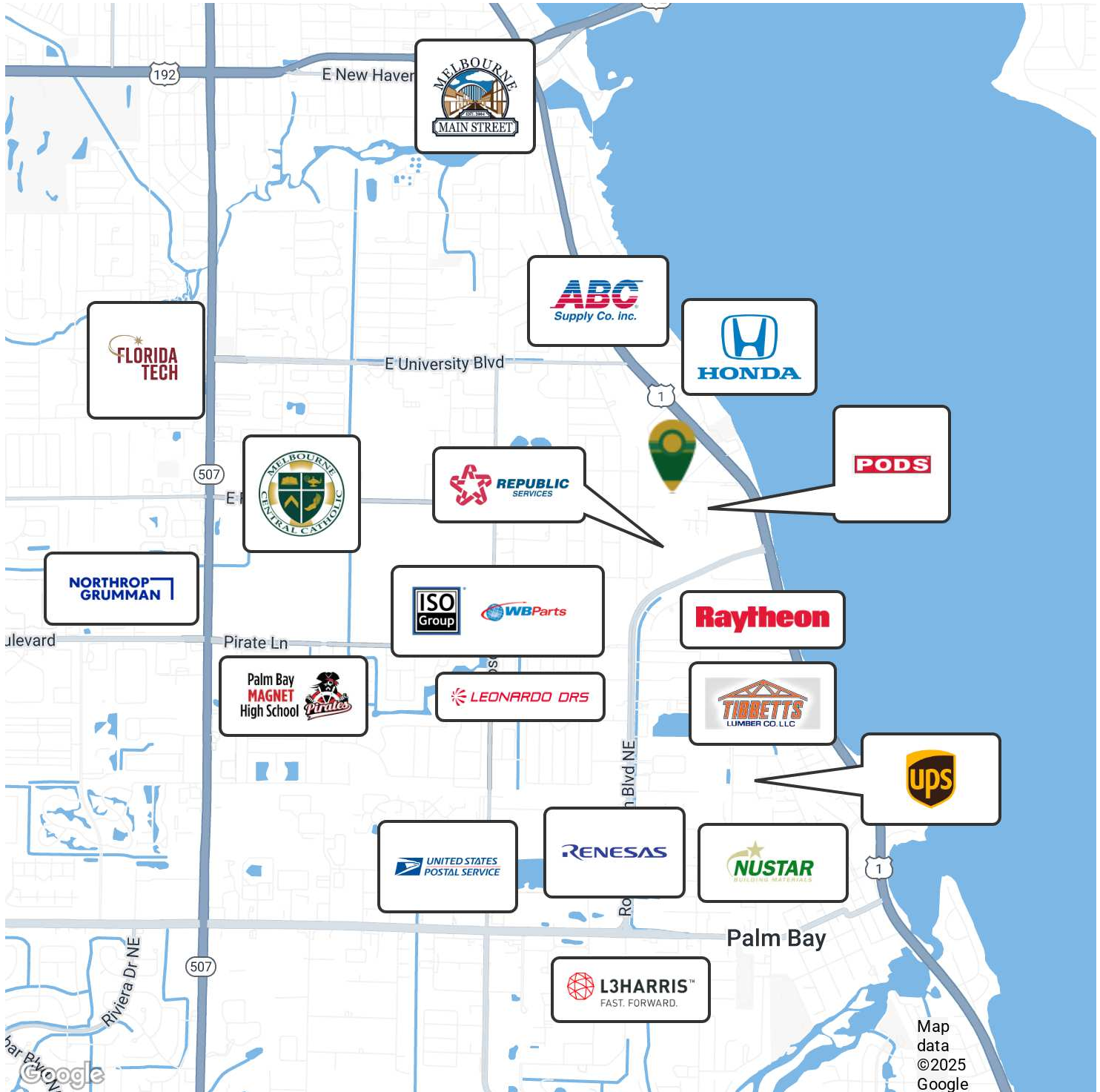
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The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

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Surrounding Businesses



Map
data
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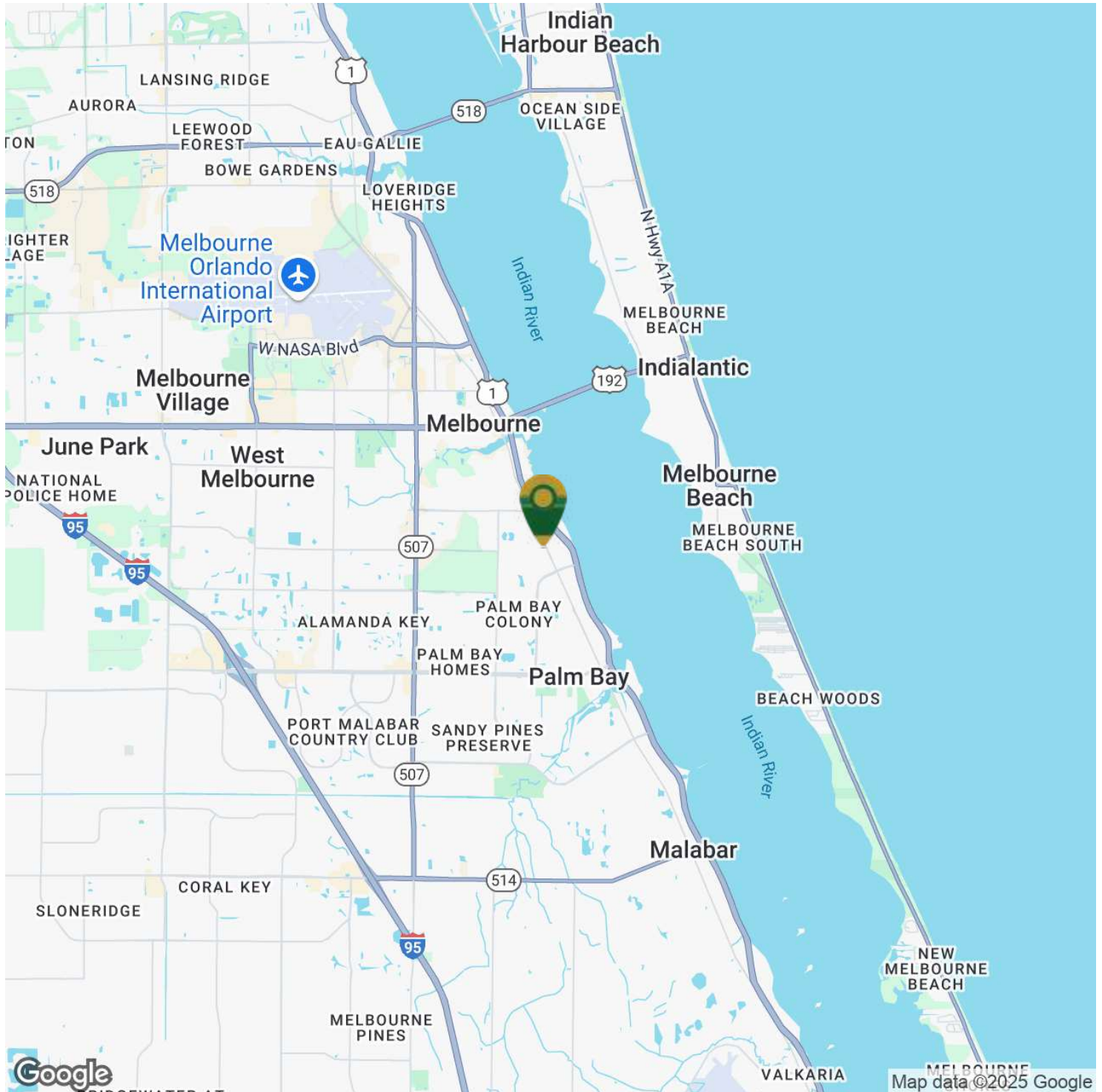


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Location Map



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