

Woodlake Commerce Park

2330 Commerce Park Drive, Suite 1, Palm Bay, FL 32905

Remaining FF&E Negotiable / Centrally Located / Ample Parking



OFFERING SUMMARY

Available SF:	8,150 SF
Lease Rate:	\$9.95 SF/yr (NNN)
Acreage:	12.52 Acres
Facility SF:	171,000 SF
Zoning:	City of Palm Bay Light Industrial (LI)

PROPERTY OVERVIEW

Interior: Hard Wall Offices & Open Configuration, Conference/Training Rooms
 88 Workstations. Remaining FF&E Negotiable
 Carpet Squares & 2' x 2' Drop Ceiling Throughout. Motion Sensor Lighting
 100% HVAC & Fire Sprinklered. Palm Bay Water/Sewer, 3-Phase FPL Electric
 Corner Unit. Lots of Windows/Sunlight
 LI Zoning: Office, Light Manufacturing, R&D Facilities, Warehousing & More!
 Est. 14' Ceiling Height if Drop Ceiling Removed
 LL would Consider Modifications Subject to Lease Terms & Tenant Credit
 Est. \$4.98 PSF OPEX

LOCATION OVERVIEW

Located in the heart of Woodlake Commerce Business Park, home to numerous companies. Facility is well located and provides easy access to Highway US 1, Palm Bay Road and Interstate 95. The Melbourne International Airport is approximately a 15 minute drive to the North. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
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 mike@ullianrealty.com

Zachary Ullian

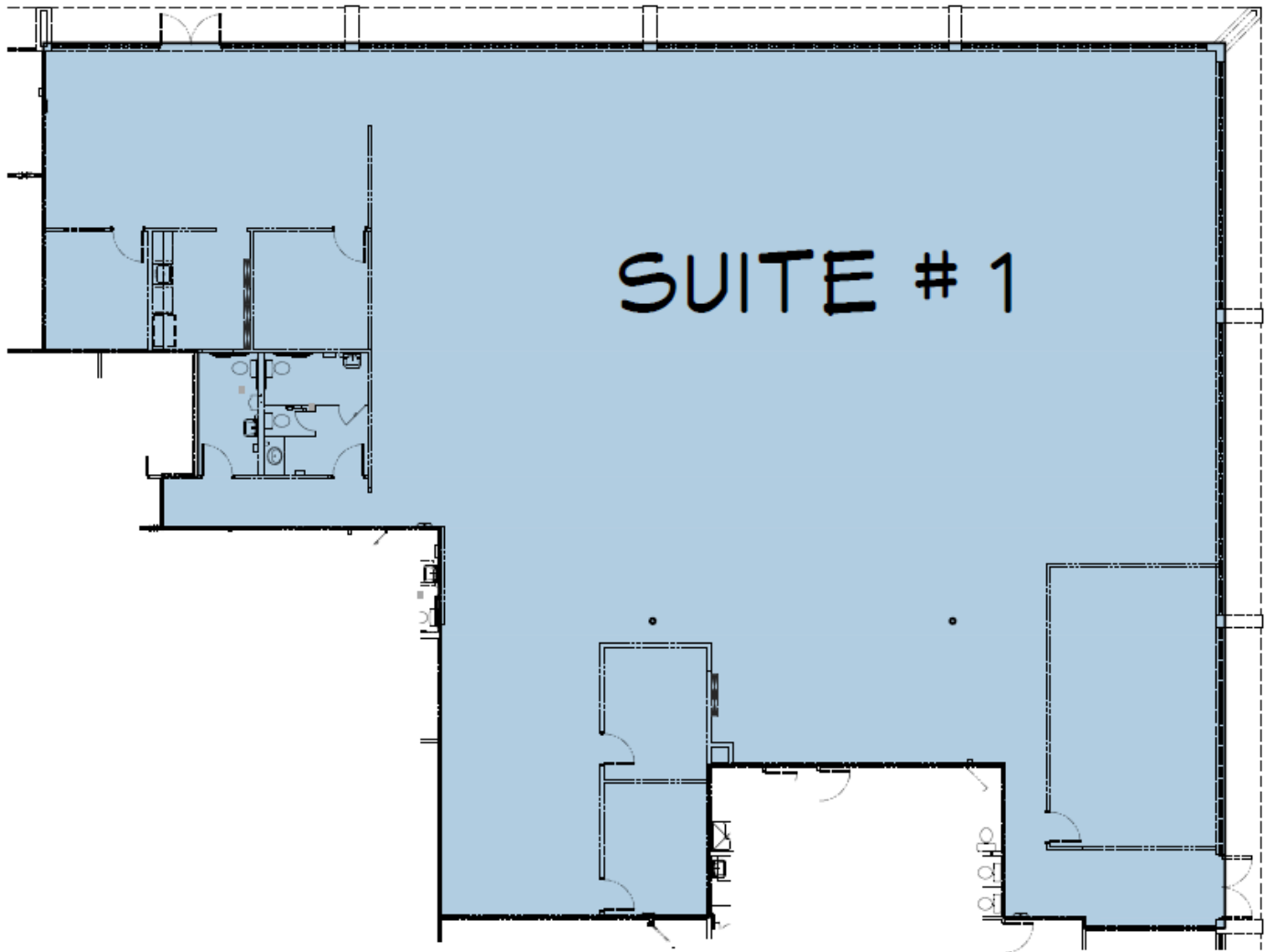
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Floor Plan



WLCP BUILDING 2330
SUITE # 1



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Interior Photos



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Surrounding Businesses



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