

# Woodlake Commerce Park

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

**Light Industrial Zoning / 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  
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. \$5.11 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 Zach Ullian, SIOR**

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

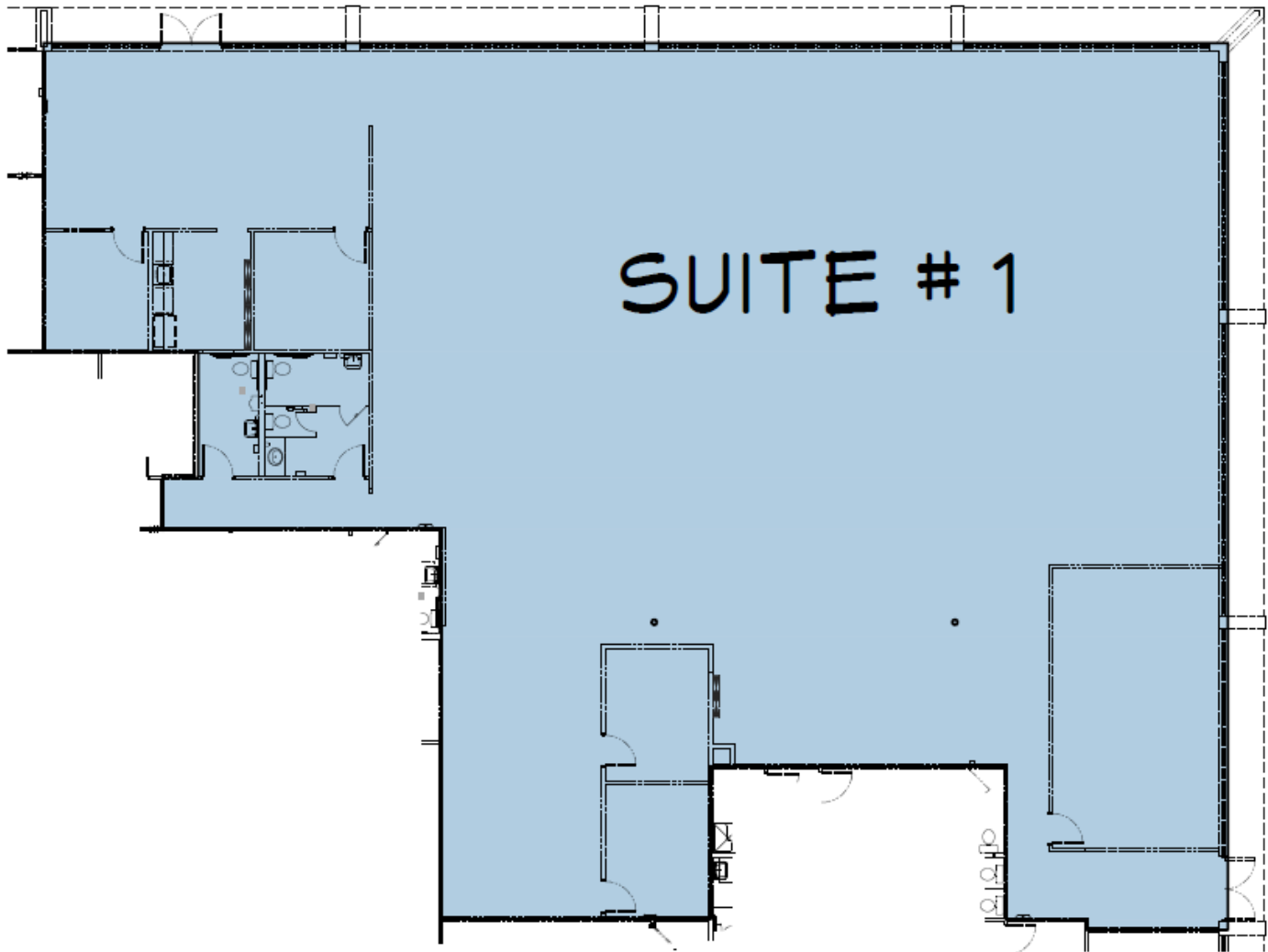
Broker Associate  
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### Floor Plan



WLCP BUILDING 2330  
SUITE # 1



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### Interior Photos



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## Surrounding Businesses



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