

2720, 2722 & 2724 Kirby Circle NE

Palm Bay, FL 32905

Centrally Located / Immediate Tenant Income / 2023 Construction



OFFERING SUMMARY

Sale Price: \$2,850,000

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. 2026 NOI is \$248,736. 100% Occupied.
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 Common Asphalt Paved/Striped/Illuminated Parking Spaces

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
Cell: 321.750.3439
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Aerial



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Additional Photos



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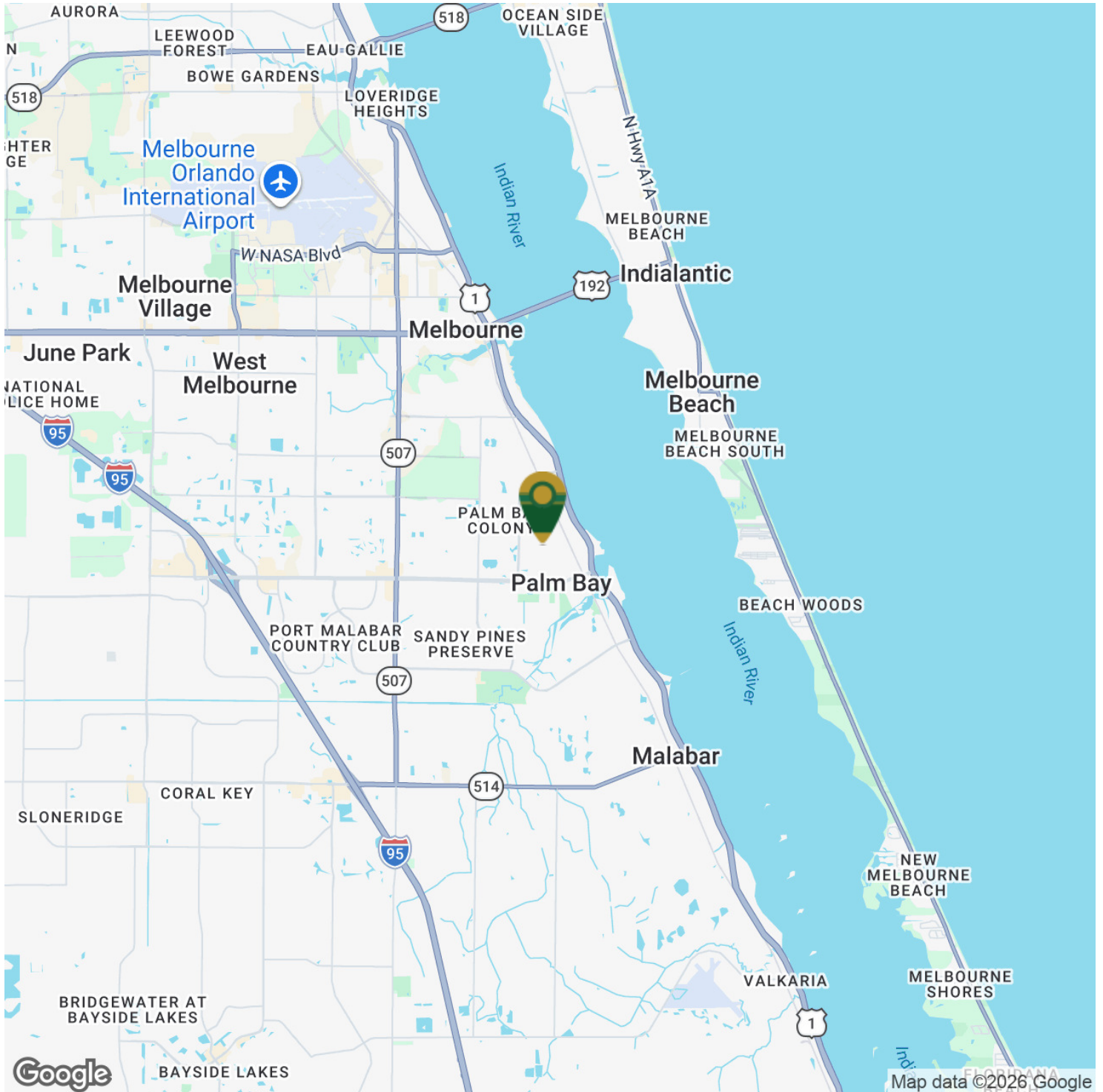


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Location Map



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