

FOR LEASE | ±22,310 SF ON ±3.93 ACRES

1875 ROBERT J CONLAN BOULEVARD

PALM BAY, FL 32905



ROBERT J CONLAN BLVD | 12,000 AADT

DIRECT VISIBILITY ON ROBERT J CONLAN BLVD

### BUILDING

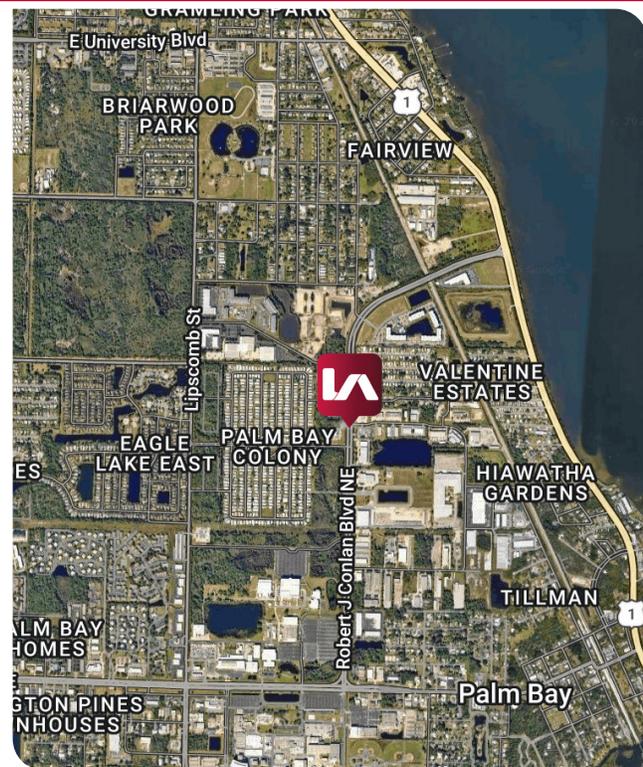
- 22,310 SF Free Standing Warehouse Building with Six (6) Grade Level Doors providing Drive-through functionality

### OUTDOOR STORAGE

- Paved lay-down yard and stabilized outdoor storage
- Fenced & Secured

### LOCATION

- Situated in the northeastern sector of Palm Bay, Florida (Brevard County), in a well-established commercial and industrial area of the city. The property lies directly on Robert J Conlan Blvd NE, a key east-west connector that links the nearby Palm Bay Road corridor with U.S. 1 (East New Haven Avenue) to the east and provides convenient routing toward Interstate 95, the primary north-south freeway on Florida's East Coast. Robert J Conlan Boulevard intersects with Palm Bay Road just to the west, offering direct access to local retail, services and employment centers, and feeds into the broader regional network that connects to US 1 and I-95 within a short drive.



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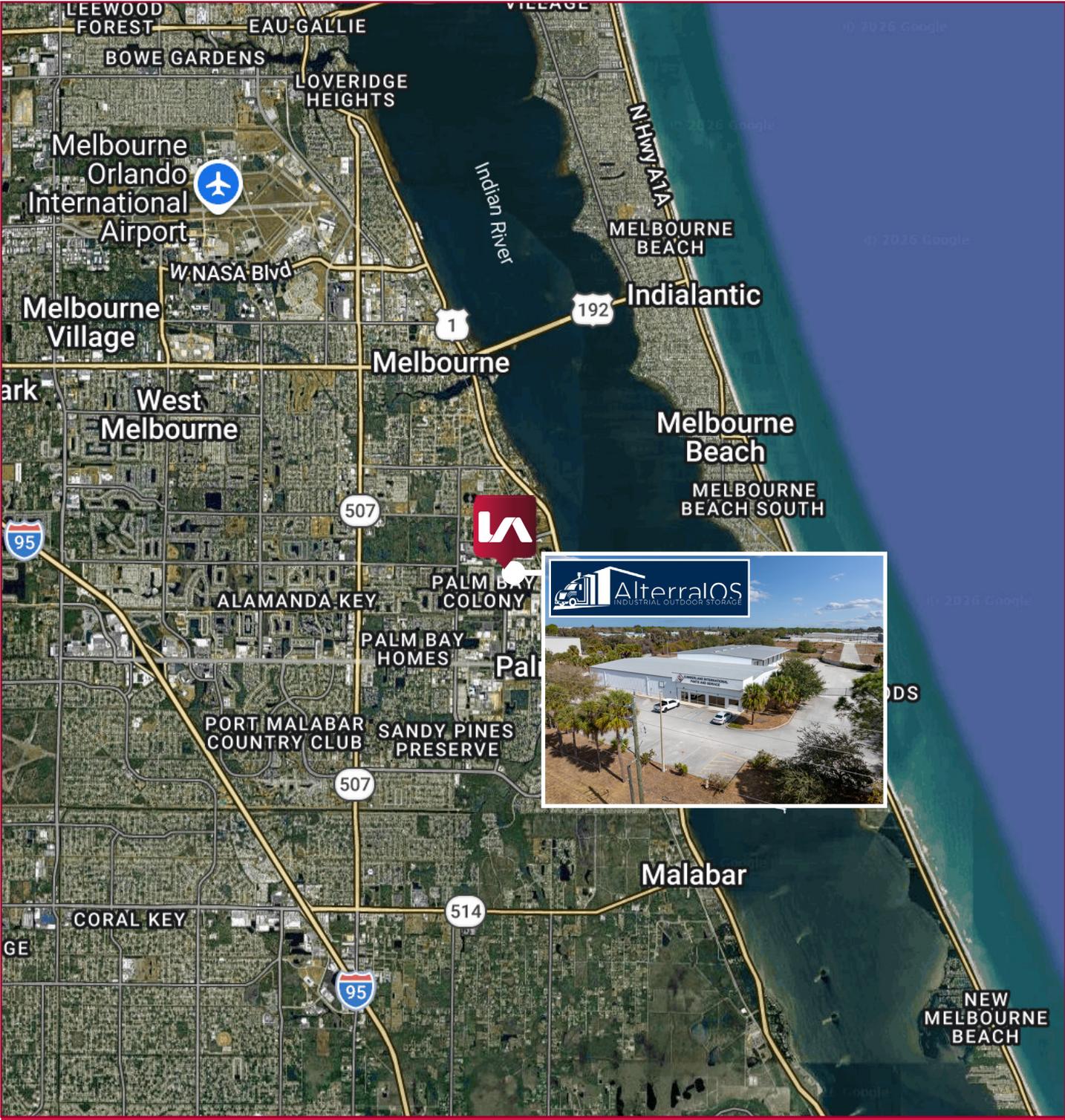
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