

FLEX WAREHOUSE SPACES

2860–2870 Kirby Circle NE, Palm Bay FL 32905



FOR LEASE | \$15.00/SF MG

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Excellent leasing opportunity comprised of two warehouse spaces strategically located along an industrial corridor of Palm Bay, Florida.
- The 720 sf warehouse space is ideal for businesses looking for a compact yet versatile setting.
- Features include pedestrian entry, 10x10 roll-up door, and gated access.
- Enjoy seamless connectivity to major transportation routes such as I-95, SE Dixie Highway, and S Babcock Street, all situated within 5 miles.



SPACE(S) AVAILABLE

720 SF

\$15.00/SF Modified Gross

LEASED

\$15.00/SF Modified Gross

BUILDING SIZE

25,200 SF (combined total)

BUILDING TYPE

Warehouse–Flex Space

ACREAGE

2.97 AC

FRONTAGE

556'

TRAFFIC COUNT

11,400 ADT (R J Conlon Blvd)

YEAR BUILT

1985

CONSTRUCTION TYPE

Masonry / Concrete

PARKING SPACE

147

ZONING

Light Industrial / Warehousing

LAND USE

IND

PARCEL ID

28-37-14-00-769

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	5,816	1 Mile	\$51,254	1 Mile	44
3 Mile	115,961	3 Mile	\$71,711	3 Mile	44.7
5 Mile	296,630	5 Mile	\$77,830	5 Mile	43.7

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	6,017	1 Mile	\$51,254	1 Mile	44.9
3 Mile	120,339	3 Mile	\$71,711	3 Mile	46
5 Mile	307,901	5 Mile	\$77,830	5 Mile	45

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ZONING INFORMATION

§ 185.045 LI – LIGHT INDUSTRIAL AND WAREHOUSING DISTRICT.

(A) Intent. The provisions of this district are intended to apply to an area which can serve light manufacturing, warehousing, distribution, wholesaling and other light industrial functions for the city and the region. Lot sizes and other restrictions are intended to ensure sufficient open space and minimize adverse impacts of industrial uses off site and to nonindustrial uses.

(B) Principal uses and structures:

- (1) Warehousing within an enclosed structure.
- (2) Wholesaling within an enclosed structure.
- (3) Dry cleaning and laundry plants, printing plants, welding shops, machine shops, taxidermists and similar service and repair establishments and uses.
- (4) Light manufacturing, processing and assembly including precision manufacturing, electrical machinery, instrumentation, bottling plants, dairy products plants, bakeries, fruit packing and similar uses.
- (5) Building materials supply and storage, provided that any outside display and/or storage area shall be screened on all sides to avoid any deleterious impact on adjacent properties; includes contractor storage yards.
- (6) Automotive, truck, major recreational equipment and mobile home sales, storage and repair establishment including, body shops, dry docking facilities, paint shops, upholstery shops and similar uses provided that outside storage of vehicles not for sale shall be effectively screened on four (4) sides so as to avoid off-site visual impacts.
- (7) Vocational and trade schools.

- (8) Veterinary hospitals and clinics including boarding of animals.
 - (9) Radio or television transmitter, towers or broadcasting facilities.
 - (10) Research and development facilities provided all activities are within an enclosed structure.
 - (11) Public utility equipment and facilities.
 - (12) Public uses.
 - (13) Communication towers and facilities.
 - (14) Medical Recycling Facility.
 - (15) Canine training and similar uses, provided all activities are within the principal structure and there is no boarding of animals.
 - (16) Self-storage facilities.
- (C) Accessory uses and structures:
- (1) Customary accessory uses clearly incidental and subordinate to one (1) or more principal uses.
 - (2) Retail sales of products manufactured, processed or stored on the premises, provided the sales area constitutes no more than 15% of the total area of the space occupied by the business.
 - (3) Offices clearly accessory to one (1) or more principal uses.

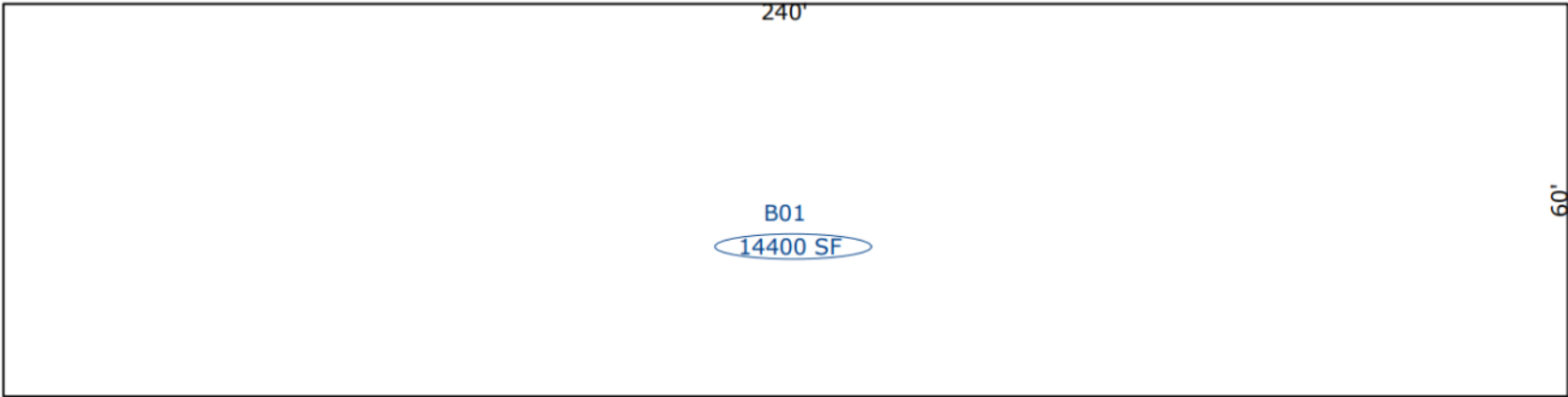
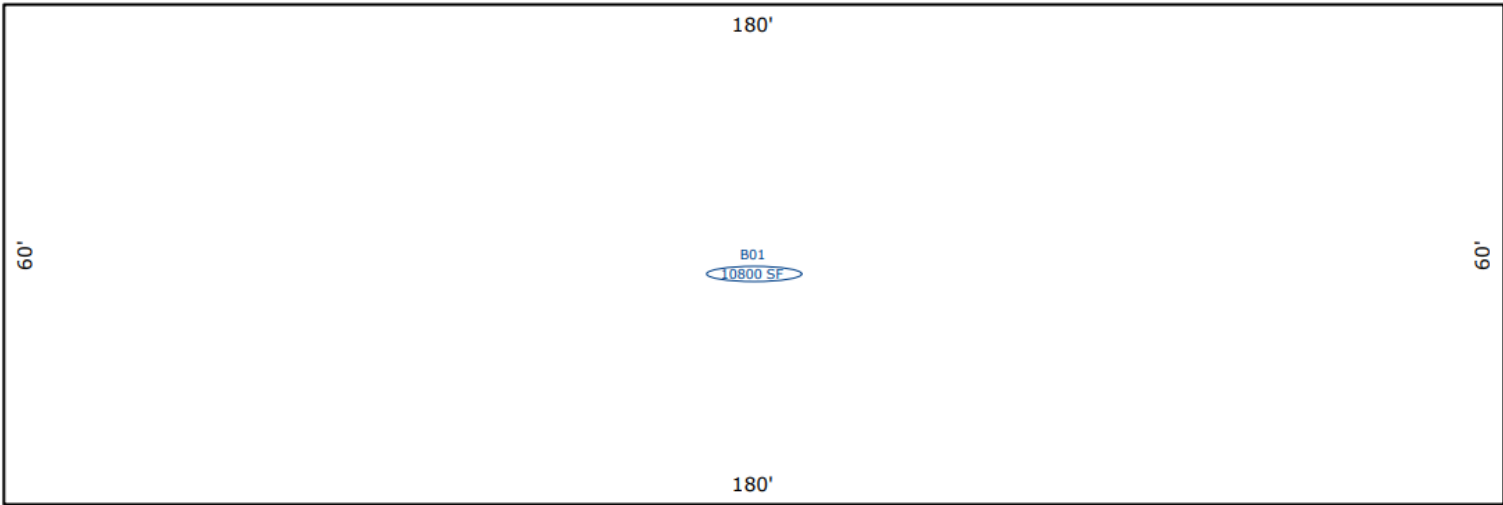
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FLOOR SKETCH



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TRADE AREA MAP



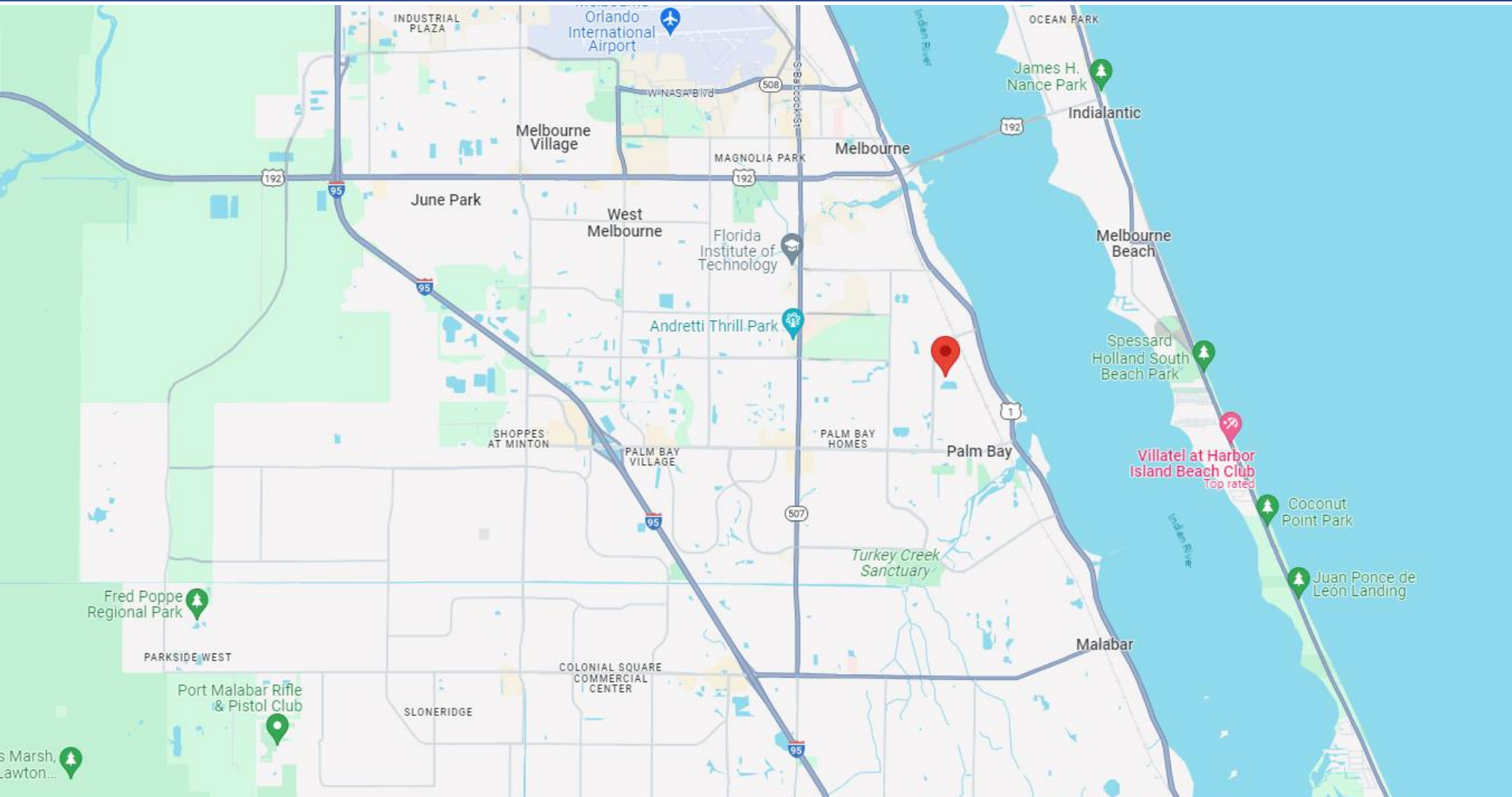
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REGIONAL MAP



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