

# AVAILABLE - 231,313 SF HIGH TECH FLEX BUILDING

2725-2755 Kirby Circle NE  
Palm Bay, FL 32905

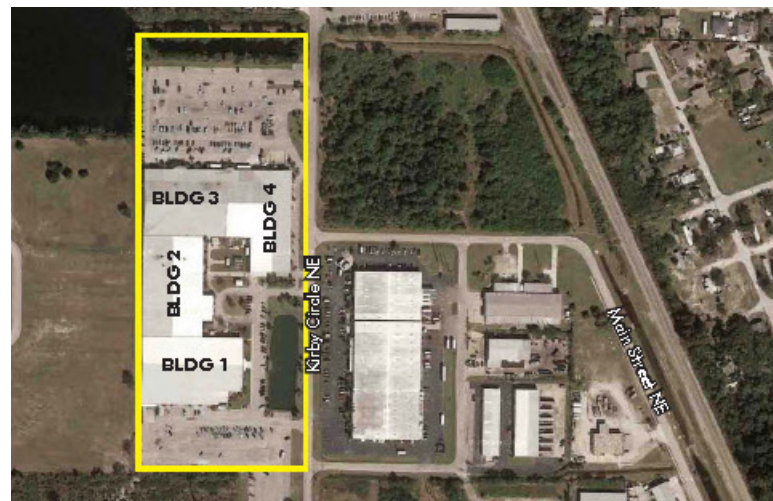
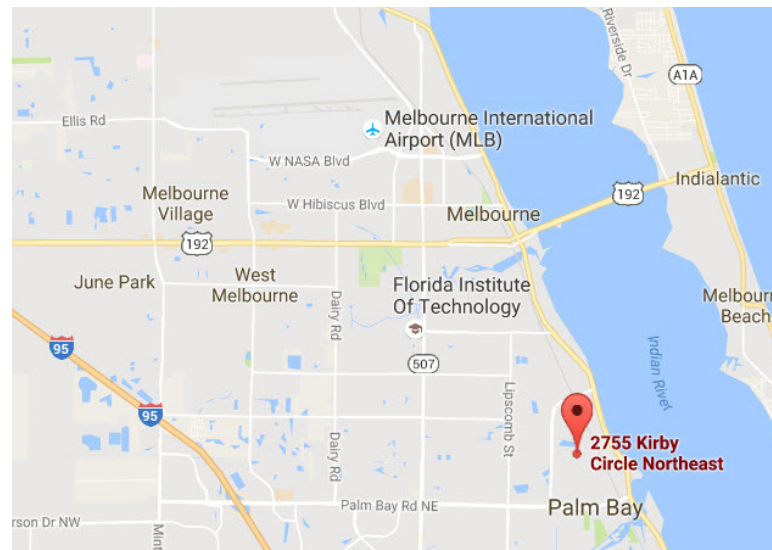


## Location

The Melbourne/Palm Bay High Tech Space Coast area is located on the east coast of Florida approximately half way between Miami and Jacksonville, and is approximately a one hour drive southeast of Orlando International Airport.

Located in the Heart of the Palm Bay Industrial Business Park, which is home to Harris Corporation, DRS, Ascent Network, Intersil, United Parcel Service (UPS), and various other High Tech companies. Easy access to surrounding businesses, shopping and residential areas via Palm Bay Road, Highway US 1 and Interstate 95. Melbourne International Airport is approximately 5 miles northeast, and about a 10 minute drive.

- Located in the Kirby Industrial Park
- Near Melbourne International Airport
- Easy access to US Highway 1 and Interstate 95
- Proximity to Kennedy Space Center
- Beeline Expressway connects the area with Orlando
- 45 miles from Orlando
- 125 miles from Tampa
- 140 miles from Jacksonville
- 185 miles from Miami
- Parking for over 700 cars
- Electro static floors throughout facility



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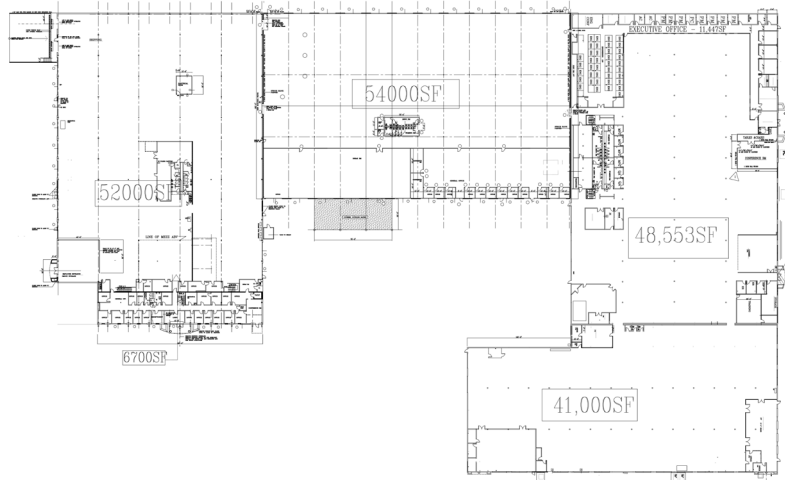
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## Property Overview

- > Size: 231,313± overall SF comprised of 4 individual contiguous buildings - divisible to 50,000± SF
- > Building 1: 66,615± SF  
16,500± SF office
- > Building 2: 56,204± SF  
7,000± SF office  
7,000± SF cafe
- > Building 3: 105,100± SF  
14,500± SF office
- > Building 4: 3,394± SF  
Can use as office or recreation center
- > Site: 14.97± acres
- > Loading Doors:
  - 6 dock high with dock seals
  - 1 ramped overhead door
  - Multiple loading dock locations with dock high and grade-level loading/unloading to accommodate any size trucks
- > Lighting: T-5
- > HVAC: 100% climate and humidity controlled with over 1,000 tons
- > Power: 3-phase with over 7,000 amps
- > Zoning: LI (Light Industrial), City of Palm Bay
- > **Parking: 700 spaces**
- > Clear Heights:

Building 1:	North - 15'6"
	Center - 22'6"
	South - 12'9"
Building 2:	North - 15'8"
	Center - 24'4"
	South - 16'6"
	East - 20'6"
Building 3:	West - 14'8"
	Center - 21'0"
	East - 16'2"
Building 4:	Eave - 16'0"
	Center - 21'6"
- > Amenities: **Electro static floors throughout**  
Compressed airlines  
Basketball and tennis courts on property  
Well maintained and landscaped



## Contact Us

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