



PALM BAY FLEX BUSINESS PARK

MODERN INDUSTRIAL FLEX SPACE. BUILT FOR BUSINESS

CONSTRUCTION UNDERWAY | DELIVERY Q1 2027

**PRE-LEASING
NOW!**



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PalmBayFlexBusinessPark.com



BUILDING SPECIFICATIONS

Palm Bay Flex Business Park is a 28,800 SF industrial development purpose-built to maximize cubic storage and operational workflow. Every module is delivered with a finished, turn-key office suite for immediate operational readiness.

Total Project Size | 28,800 SF

Buildings | Two 14,400 SF Structures

Unit Configurations | 1,800–14,400 SF

Clear Height | 20 Feet

Roll-Up Doors | 12' x 14' Grade-Level

Office Area | ±210 SF (11'-8" W × 17'-8" D)

Restroom | Private ADA-Compliant

Power | 3-Phase Optional

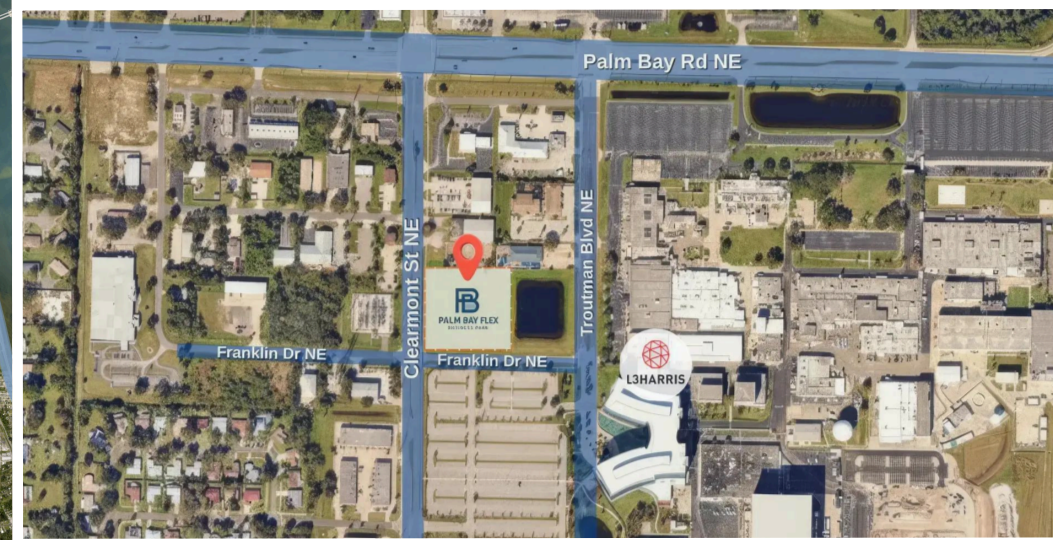
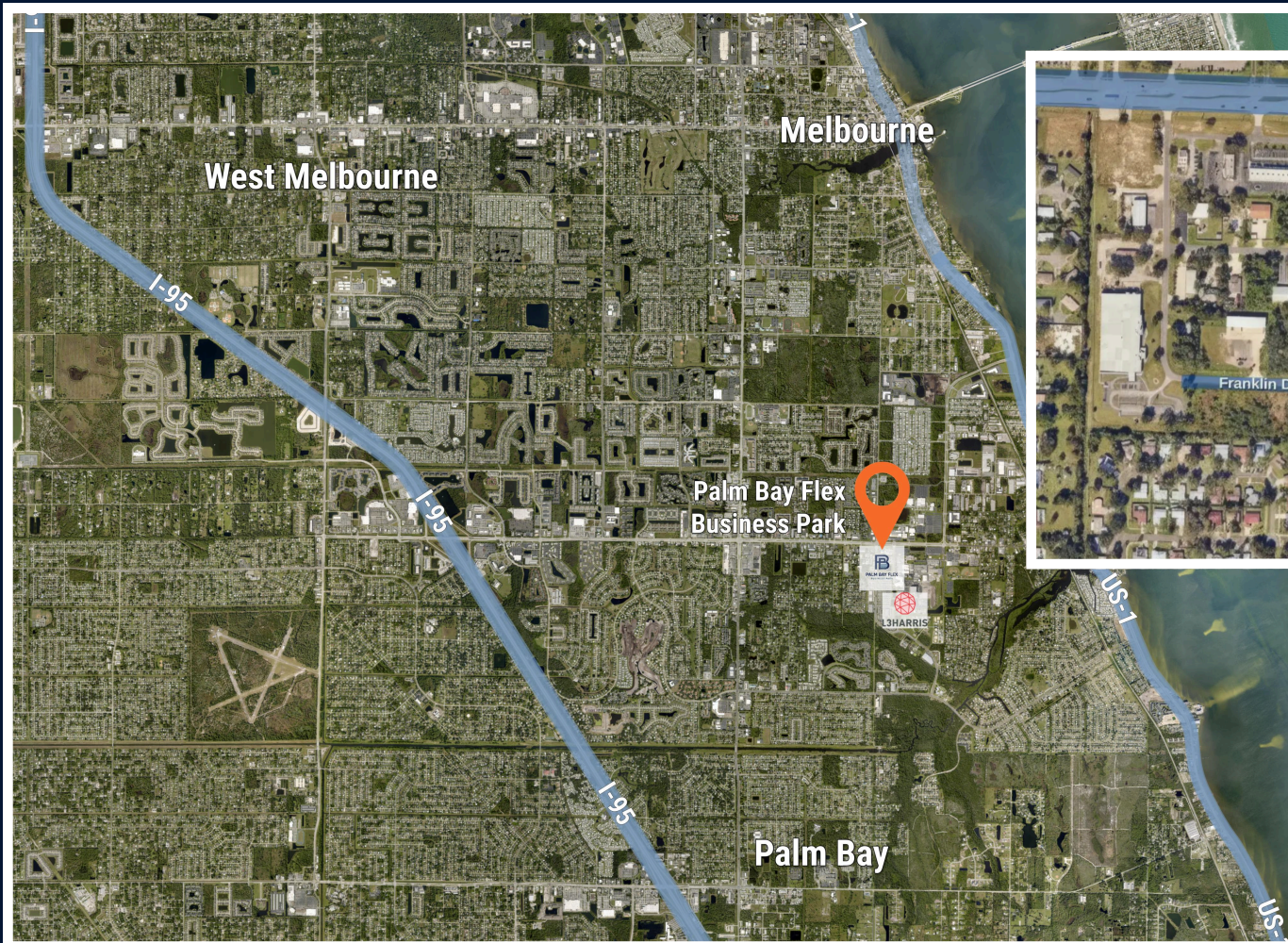
Construction | 150 MPH Hurricane-Rated Envelope

Parking | 42 On-Site Spaces

Lease Rate:

\$16.00 SF/yr (NNN) +\$3.50 CAM





STRATEGIC SPACE COAST LOCATION

Located in the heart of the Space Coasts primary industrial corridor, this project provides the logistical infrastructure and high-profile visibility required for modern business operations. Its central position offers unmatched access to the regions major transit veins and an established commercial ecosystem.

LOCATION HIGHLIGHTS:

- **immediate highway access** | ±5 minutes to i-95
- **primary trade connectivity** | ±3 minutes to us-1
- **high-traffic exposure** | one block from palm bay rd (32,000 vpd)
- **strategic adjacency** | bordering l3harris headquarters
- **centralized hub** | immediate proximity to key industrial suppliers and business services

SITE BLUEPRINT

MODULAR DESIGN & INTEGRATION

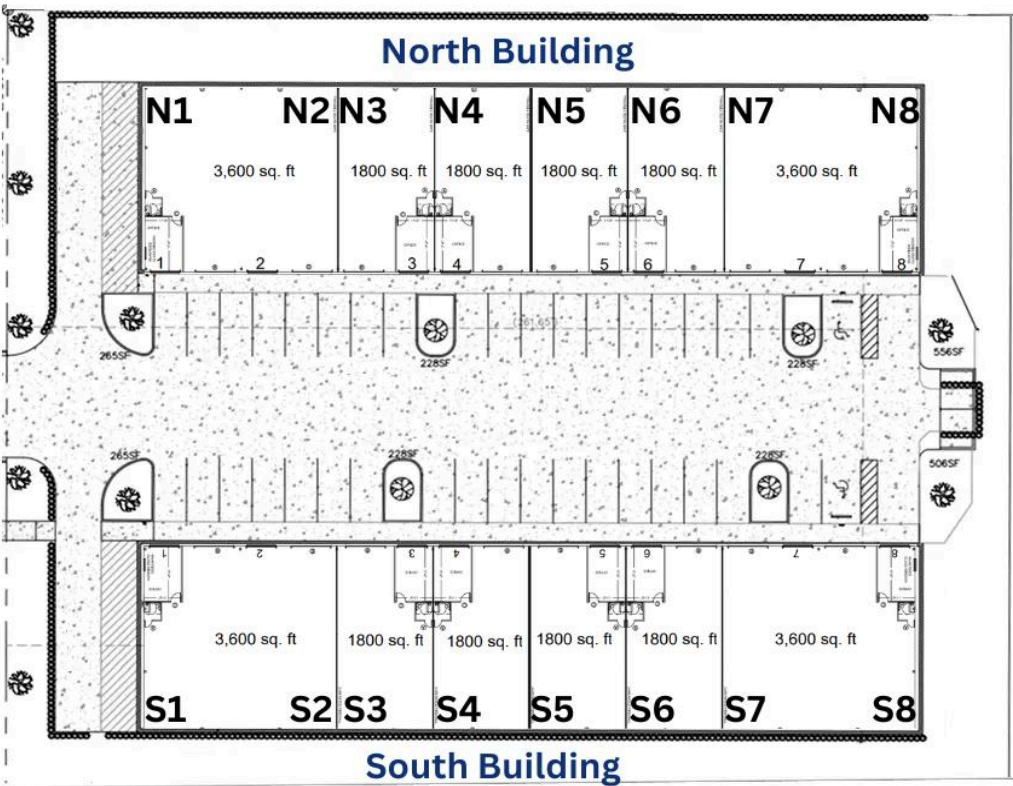
Palm Bay Flex Business Park is defined by its architectural versatility. The project features two 14,400 SF buildings, each comprised of eight 1,800 SF modular bays. This structural design allows for the seamless integration of adjacent units, providing tenants the opportunity to secure a tailored, contiguous footprint prior to project completion.

AVAILABLE FOOTPRINTS:

- 1,800 SF | Single Professional Module
- 3,600 SF | Dual-Bay Integration
- 5,400 SF | Triple-Bay Integration
- 7,200 SF | Half-Building Wing
- 14,400 SF | Full-Building Exclusive

OPERATIONAL CONTINUITY

Final configurations are set at lease execution to maintain the park's professional standard. We recommend securing a footprint that reflects your full operational needs, as future expansion will be limited by the park's high occupancy.



Contiguous Configurations Are Available Exclusively During The Pre-Lease Phase.

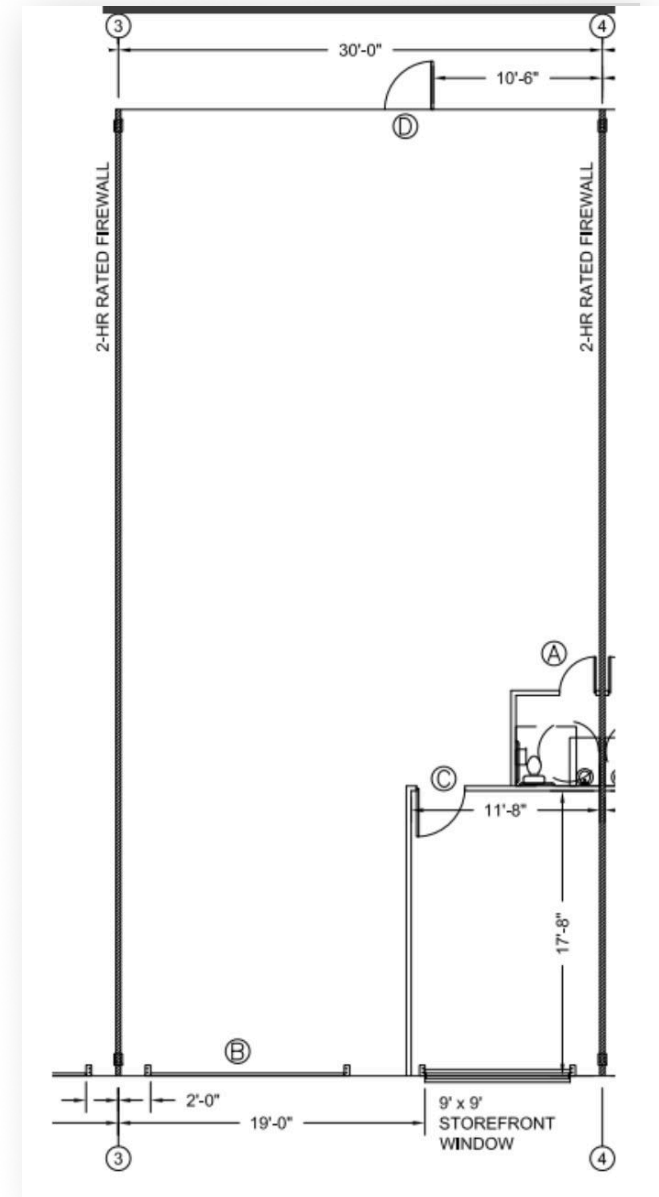
UNIT LAYOUT

A professional storefront suite integrated with a 20' clear-height warehouse. Designed for businesses that need a polished space to meet clients without compromising on industrial power.

UNIT SPECIFICATIONS:

- Total Area | ±1,800 SF
- Office Suite | ±210 SF with a dedicated glass-front entrance
- Clear Height | 20' for maximum vertical storage
- Drive-In Door | 12' x 14' grade-level roll-up door
- Facilities | Private ADA restroom and separate personnel access

Customized configurations are available during pre-lease, including 3,600 SF+ contiguous suites.





PALM BAY FLEX
BUSINESS PARK

PRE-LEASING NOW ACTIVE

Units are currently being allocated. Custom modular configurations are available exclusively during the pre-construction phase.

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Availability is subject to change. Contact for current site status.