



**7,760 SF WAREHOUSE
ON 3.65 ACRES**

AVAILABLE

FOR LEASE OR SALE

1901 Danr Dr NE, Palm Bay, FL 32905

HIGHLIGHTS

- 3.65 AC Outdoor Storage
- 7,760 SF Warehouse
- Fenced and Secured Lot
- 16 Grade-Level Doors
- Recently Renovated Office

JIM CLARITY

Advisor

+1 352-672-1256

JClarity@HLIPartners.com

JOE HILLS

Principal

+1 407-718-3096

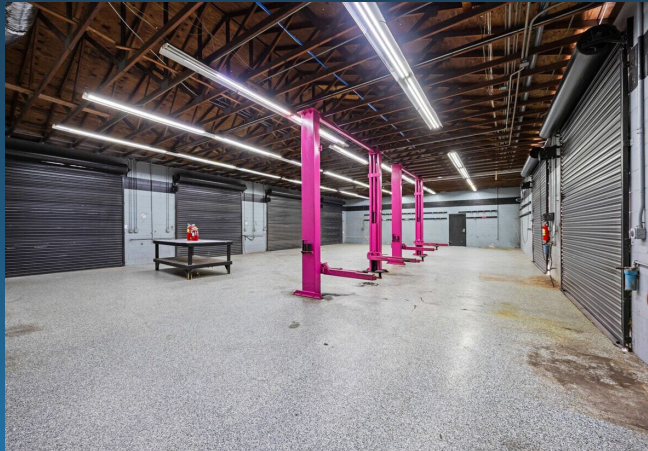
JHills@HLIPartners.com



BUILDING SPECIFICATIONS

IDEAL FOR:

- EQUIPMENT RENTAL COMPANIES
- FLEET-BASED BUSINESSES
- CONTRACTORS AND SERVICE PROVIDERS



Total Lot Size: 3.65 Acres

Total Building Size: 7,760 SF

Office: 700 SF

Power: 3-Phase

Clear Height: 12'-14'

Loading: Side Load (Drive-thru)

Loading Doors: 16 Grade-Level
10' x 10'

Construction: Masonry

Zoning: Industrial

CENTRALIZED LOCATION CLOSE TO ALL MAJOR ROADWAYS

- 1.1 Miles to US-1
- 1.2 Miles to Palm Bay Rd NE
- 3.2 Miles to SR-192
- 4.6 Miles to I-95 (Exit 176)

Situated in the heart of the Space Coast industrial corridor, 1901 Danr Dr in Palm Bay offers a rare opportunity for businesses seeking a well-positioned industrial property with outdoor storage capabilities. Convenient access to major Space Coast routes, combined with side loading and an abundance of grade-level doors, makes the property ideal for industrial operators needing equipment or fleet storage.



YOUR PARTNERS IN COMMERCIAL REAL ESTATE



JIM CLARITY

Advisor



+1 352-672-1256



JClarity@HLIPartners.com

JOE HILLS

Principal



+1 407-718-3096



JHills@HLIPartners.com

DISCLAIMER: HLI Partners LLC, a licensed real estate broker. Although information has been obtained from sources deemed reliable, neither Owner nor HLI makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor HLI accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. HLI Partners is presenting available properties but may not be representing the ownership of all of the presented properties. ©2023. HLI Partners, LLC. All rights reserved.