



Vahid R. Rajabian
Direct: 321-333-7230
Vahid@PalmBayLand.Com

1085 Clearmont St NE, Palm Bay, FL. 32905

4.45 Acres Vacant Industrial Land

Just South of L3- Harris Main Campus



Price: \$2,002,500

Property Type: Industrial Land

Lot Size: Approximately 4.45 Acres

Zoning: Industrial

Road Frontage: 514 feet

Tax Account #: 2852198

2024 Tax: \$1,865.77

Parcel ID #:

28-37-26-FN-6-10

Average Depth: 400 feet

Legal Description: PORT MALABAR INDUSTRIAL PARK SUBD LOT 10 BLK 6

For Additional Information Contact

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INVESTMENT HIGHLIGHTS

- **Prime Industrial Location** in the heart of Palm Bay's industrial corridor
- **Adjacent to L3-Harris Main Campus**, providing excellent connectivity to major employers
- **Strategic Access** to major transportation routes:
 - 4 miles from I-95
 - 2 miles from US-1
 - Close proximity to Melbourne International Airport
- **Flexible Development Options** with potential for subdivision
- **Expansive Frontage** (514') providing excellent visibility and access
- **Development Potential** for large building with ample parking and loading docks
- **Strong Industrial Market** with limited available land parcels of this size

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PROPERTY OVERVIEW

This exceptional industrial parcel offers a rare opportunity to acquire strategically positioned development land in Palm Bay's thriving industrial corridor. Located between Palm Bay Road and Port Malabar Boulevard, the site benefits from proximity to L3-Harris's main campus and excellent transportation connectivity.

The property features 514 feet of road frontage with an average depth of 400 feet, creating an ideal configuration for industrial development. The generous dimensions allow for the construction of a substantial building with comprehensive loading facilities including both floor-level and raised dock options, along with abundant parking to meet operational requirements.

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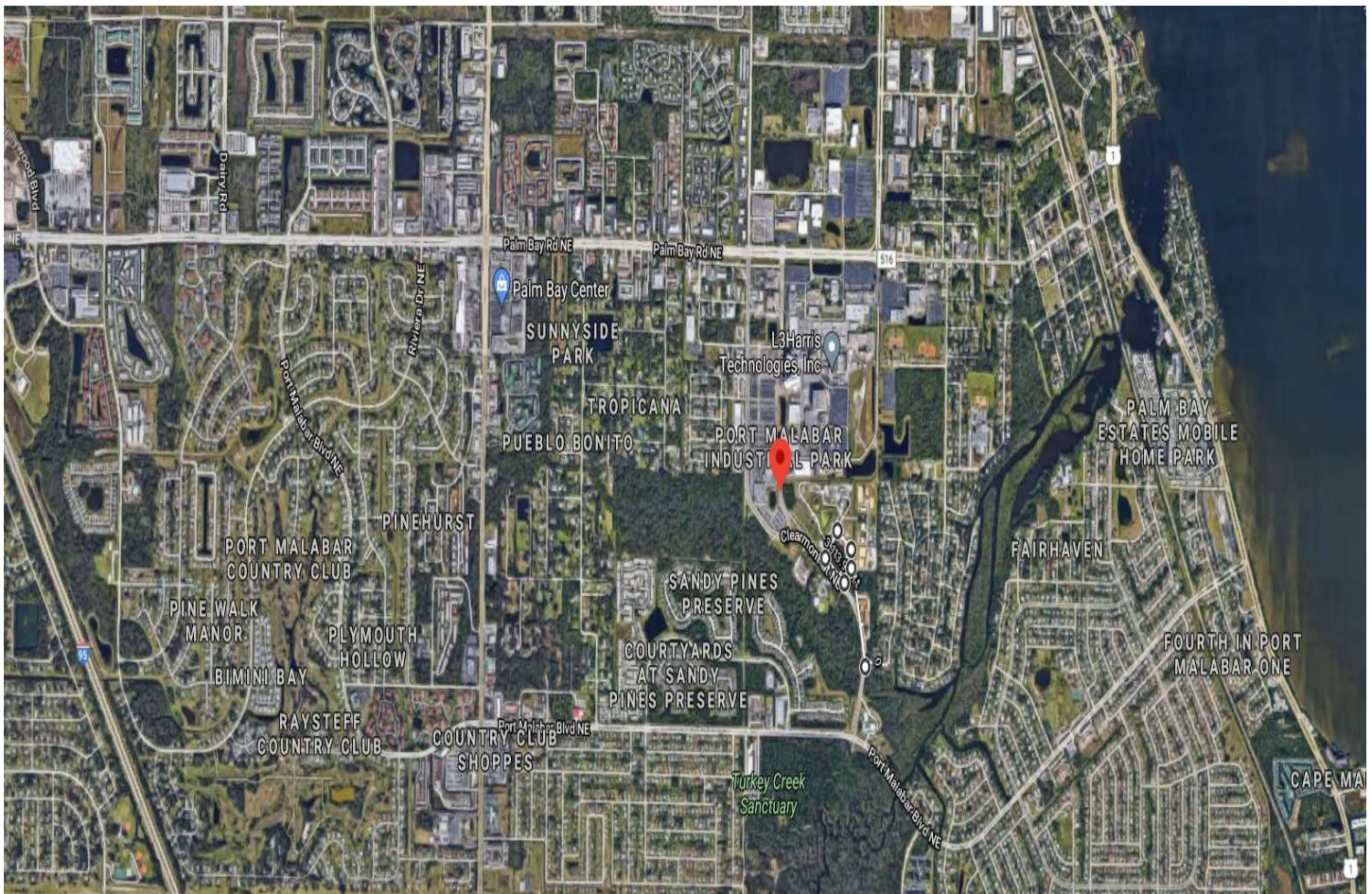


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LOCATION OVERVIEW

Palm Bay Industrial Market

Palm Bay has emerged as a strategic industrial hub in Florida's Space Coast region, driven by aerospace, defense, and technology sectors. The property's location near the L3-Harris campus positions it perfectly to capitalize on the growing demand for industrial space from both primary employers and supporting businesses.



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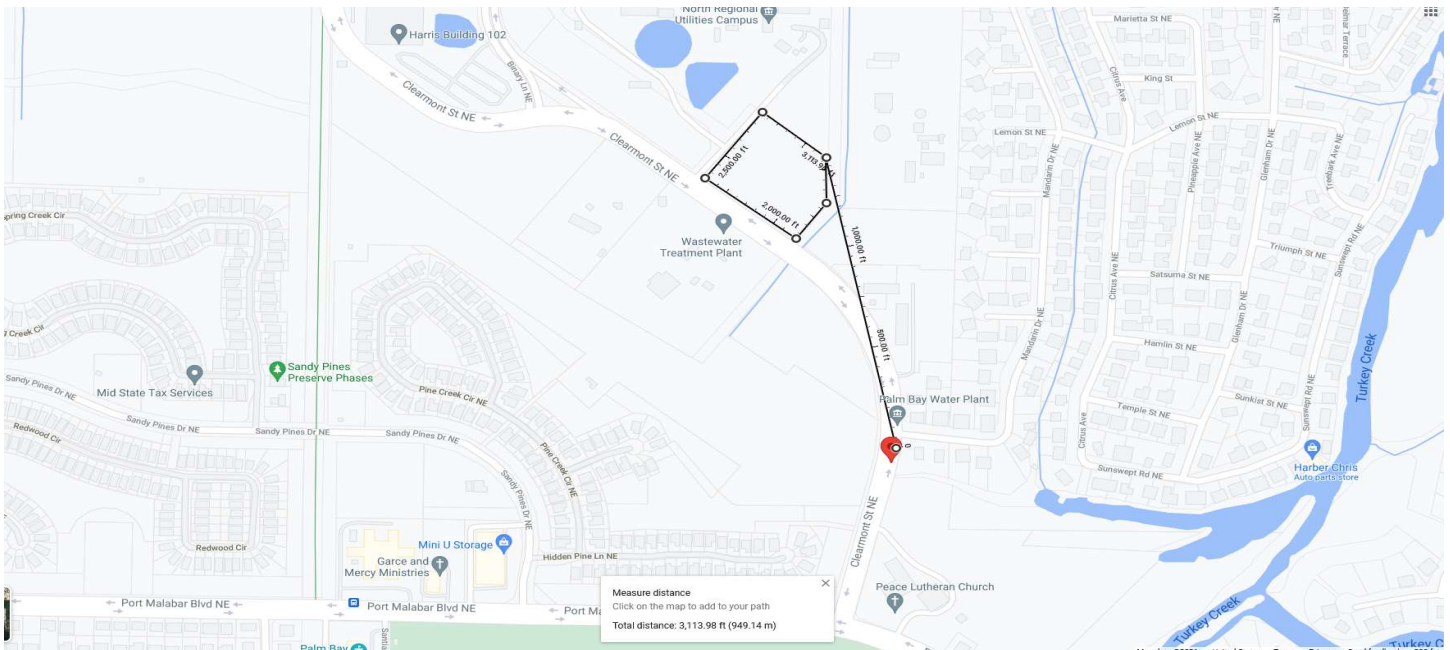


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Transportation Access

The site offers exceptional connectivity:

- **Interstate Access:** 4 miles from I-95
- **Highway Access:** 2 miles from US-1
- **Air Transport:** Proximity to Melbourne International Airport
- **Port Access:** Convenient route to Port Canaveral



Surrounding Area

The property is situated in an established industrial corridor with a mix of manufacturing, warehouse, and flex industrial users. Its location near the Melbourne border allows it to serve both Palm Bay and Melbourne industrial users efficiently.

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DEVELOPMENT POTENTIAL

The property's zoning and physical attributes support various industrial uses, including:

- Manufacturing facility
- Warehouse/distribution center
- Self-storage development
- Multi-tenant industrial park
- Research and development facility
- Flex industrial space

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Subdivision potential offers flexibility for phased development or partial disposition strategies.

Space Coast Industrial Market

The Space Coast industrial market has demonstrated resilience and growth, fueled by expansion in the aerospace, defense, and technology sectors. Limited industrial land availability, particularly parcels with the size and accessibility of this offering, positions this property favorably in the current market.

Key market drivers include:

- Expansion of aerospace and defense contractors
- Growth in manufacturing and distribution operations
- Strategic location between Miami and Jacksonville markets
- Increasing demand for last-mile fulfillment centers

OWNERSHIP & REPRESENTATION

This property is offered by a major landowner in Palm Bay and throughout Central Florida with holdings of over 3,000 properties under various entities:

- SaraLand, LLC
- EmiLand, Corp
- MPX Land Company
- SaraSea, LLC
- M. David Moallem
- M. David Moallem Trusts

CONTACT INFORMATION

Exclusive Listing Broker:

Vahid Rajabian

Licensed Real Estate Broker

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For additional information on this property or other available sites for residential lots, commercial, industrial, manufacturing, self-storage, warehouse, office building, retail, or multi-family development, please contact the listing broker.

M. DAVID
MOALLEM
INC. PROPERTIES

Vahid R. Rajabian
Direct: (321) 333-7230

Residential
Commercial

Lots, Land
Office: (321) 724-2424

Industrial
MultiFamily

Email: Vahid@PalmBayLand.Com
www.palmbayland.com

1663 Georgia St. N.E. Ste. 200 Palm Bay, FL. 32907

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections and information are provided for general reference purposes only. Interested parties are expected to conduct their own comprehensive review and analysis of the property.

Information contained herein has been obtained from the owner and other sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. The offering is subject to prior sale, price change, correction of errors or omission, or withdrawal without notice.

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