

\$8,250,000 - 1206 Malabar Road Se, Palm Bay

MLS® #1058524

\$8,250,000

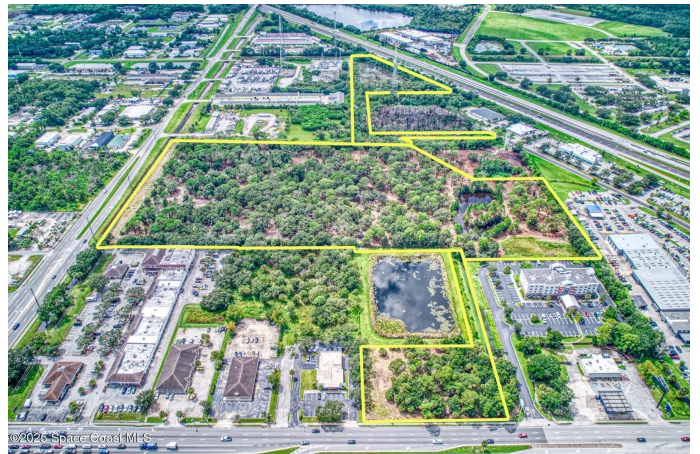
0 Bedroom, 0.00 Bathroom,
Land on 2.59 Acres

None, Palm Bay, FL

This 30-acre spot in Palm Bay, right at Malabar Road and Babcock Street, is primed for flex or light industrial builds, with ready concepts over 200,000 SF plus an out parcels. Flat terrain and stable sandy soils make foundations straightforward based on the 2022 geotech report, with a clean Phase I ESA showing no major environmental red flags, low flood risk in Zone X, and just minor wetlands needing basic mitigation. It's under a half mile from I-95, pulling in 55,000+ vehicles daily on Malabar for solid visibility and access. Palm Bay's market is heating up in 2025, with the city's population hitting around 146,000 (up 3.65% yearly) and Brevard County's unemployment at a low 4.3%. The industrial/flex sector is strong, boasting 4.49% absorption and rents climbing to \$14-17/SF NNN, making flex park the top play under CC/IU zoning with up to 0.5 FAR. Completed I-95 upgrades in 2026 boost connectivity and long-term upside.

Essential Information

MLS® #	1058524
Price	\$8,250,000
Bathrooms	0.00
Acres	2.59
Type	Land
Sub-Type	Unimproved Land
Status	Active



Community Information

Address	1206 Malabar Road Se
Area	343 - SE Palm Bay
Subdivision	None
City	Palm Bay
County	Brevard
State	FL
Zip Code	32907

Amenities

Utilities	Other
View	City, Other

Exterior

Lot Description	Cleared
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School Information

Elementary	Port Malabar
Middle	Stone
High	Palm Bay

Listing Details

Listing Office	Reach Commercial Real Estate
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