

## **Evans Butler Realty, Inc.**



### **Cape Canaveral Warehouse/Office/Clean Room**

• **280 W. Central Blvd. Cape Canaveral FL 32920. Fully insulated, air conditioned and sprinklered building with two story office area and 684 sf clean room**

• **12,000 sf on a half acre site. The building was built in 1984. \$750,000**

• Formerly occupied by the Space Shuttle Contractor United Space Alliance (USA), this well maintained 20' eave height, fully insulated metal building has a two story 3360 sf office area adjacent to an air conditioned warehouse comprising 8560 sf which includes a 684 sf clean room. The warehouse is divided into two areas with two grade level overhead doors, the north one is 12'W x 14'H, the south one is 10'W 12'H, 3 phase 600 amp power, 100% air conditioned, 100% sprinklered with great visibility on W. Central Blvd., just south of Port Canaveral. The property can also be leased at \$5.50/sf NNN.



View to the north from W. Central Blvd. The windows on the second floor are those of the office.

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Warehouse area in south



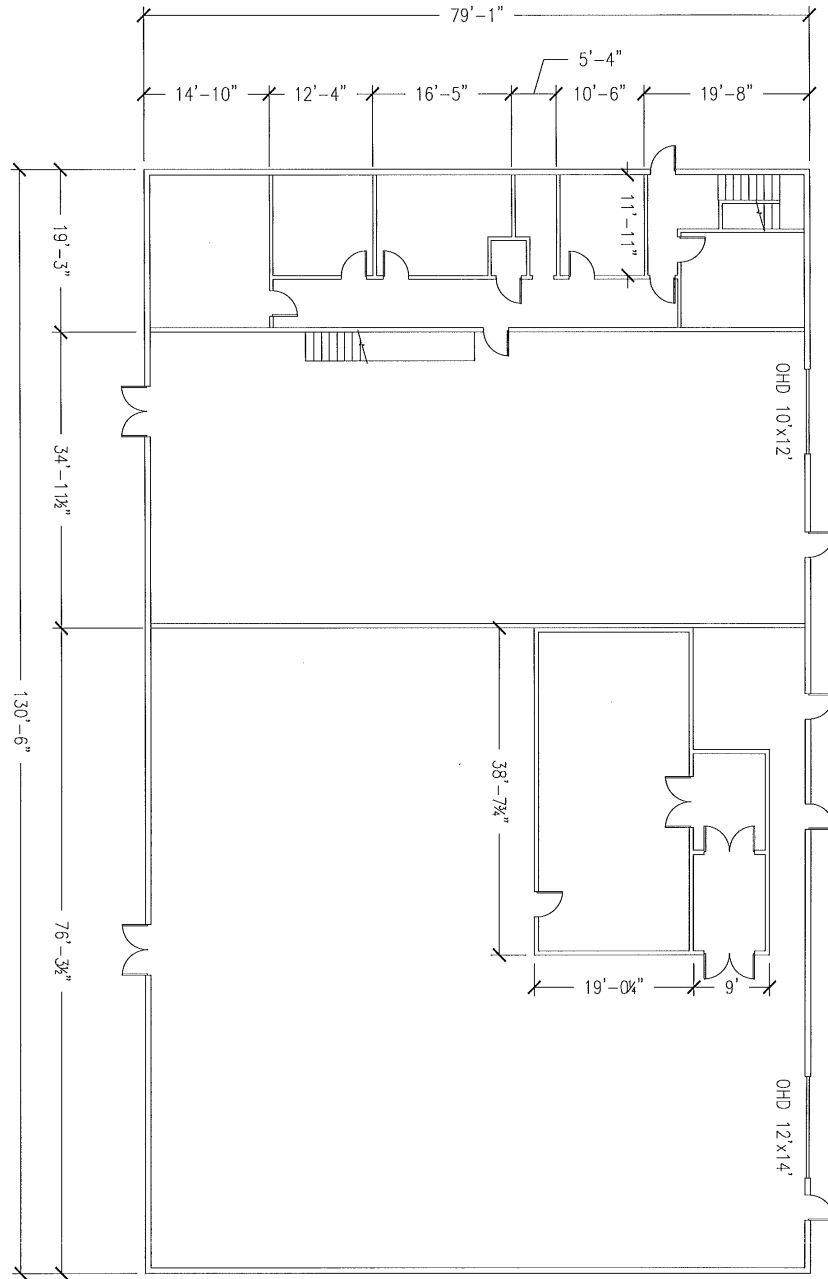
Clean Room in the north warehouse area



Office Area in south



**B-3 LEVEL 1**



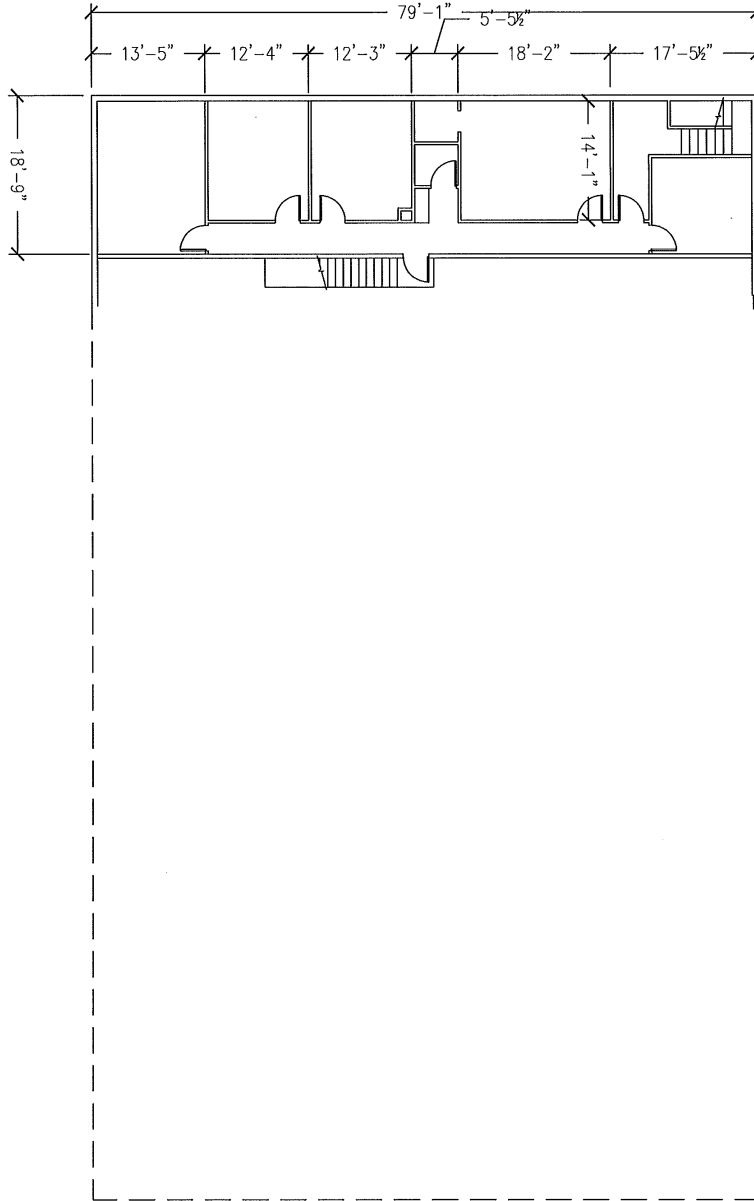
SCALE: 1/16"=1'-0"

Floor Plan-First Floor

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**B-3**  
LEVEL 2



SCALE: 1/8"=1'-0"

Floor Plan. Second floor office area is along the south wall.



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View from the West. Note the loading doors on the north and south areas.



Aerial View. Note the 3 additional buildings to the NE for sale accessing W. Central Blvd to the east of the subject property