



INDUSTRIAL PROPERTY FOR SALE

Port Canaveral Small Bay Warehouses With Office

2755 North Banana River Drive Merritt Island, FL 32952

FOR SALE | \$2,565,000

presented by:

BLAKE WILSON

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JEFFERY T. ROBISON, CCIM

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EXECUTIVE SUMMARY

Port Canaveral Small Bay Warehouses with Office • 2755 North Banana River Drive
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OFFERING SUMMARY

Sale Price: \$2,565,000

Price / SF: \$141.56

Lot Size: 1.19 Acres

Building Size: 18,120 SF

Zoning: Brevard County BU-2
Retail, Warehousing &
Wholesale
Commercial

APN#: 24-37-07-CF-C-4; 24-
37-07-CF-C-2; 24-37-
07-CF-B-12; 24-37-07-
CF-B-13

PROPERTY OVERVIEW

Located less than five minutes from Port Canaveral, this is a fantastic opportunity to acquire two multi-tenant small bay warehouse buildings with office suites and a racquetball court. All tenants are on below-market month-to-month leases, presenting a unique opportunity for an Owner User to occupy the property and collect additional income. For Value Add Investors, there's an opportunity to bring existing tenants to market rents and maximize returns with few competing vacancies in the area. Brevard County's BU-2 zoning allows a wide variety of uses, making this a great location for businesses catering to Port Canaveral.

Seller Financing available for qualified buyers.

North Building:

- 12' clear height, 10' x 10' roll-up doors
- 22 warehouse bays, 7 office suites, indoor racquetball court
- Roof approximately 7 years old
- 1986 Concrete Block construction

South Building:

- 16' clear height, 12' x 10' roll-up doors
- 5 warehouse bays, shell office space
- Metal Roof approximately 5 years old
- 1994 Concrete Block Construction

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ADDITIONAL PHOTOS

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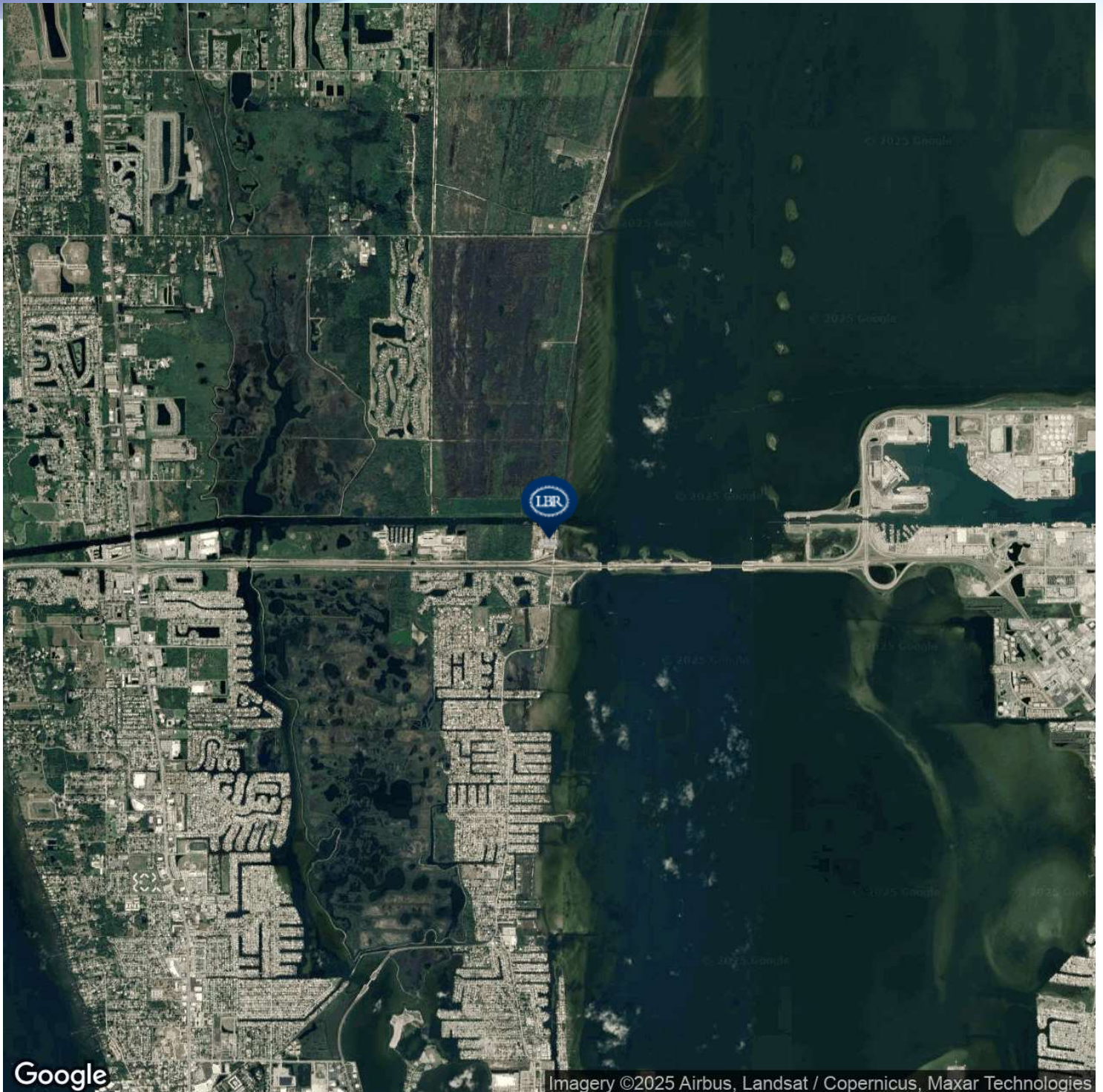
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LOCATION MAP

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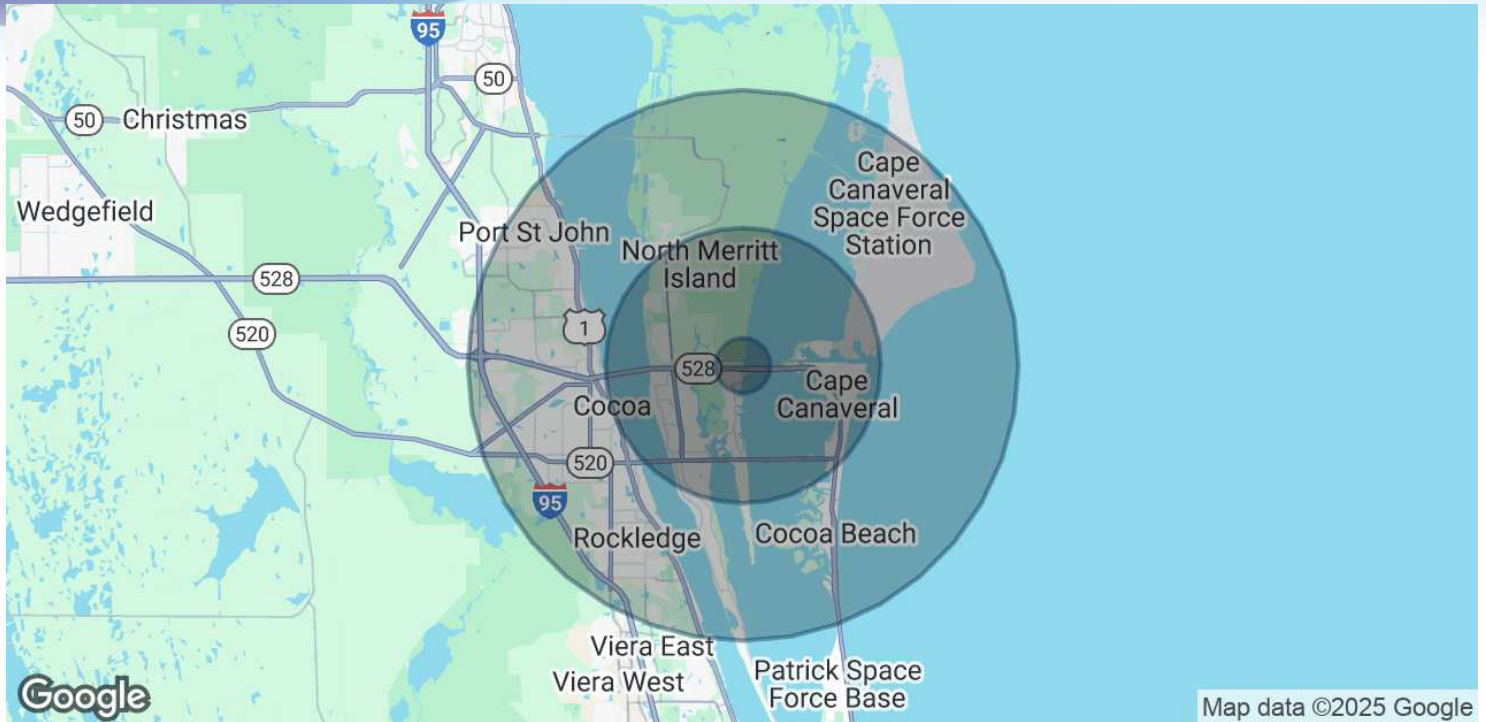
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DEMOGRAPHICS MAP & REPORT

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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 1,811 | 53,435 | 148,261 |
| Average Age | 49 | 50 | 47 |
| Average Age (Male) | 49 | 49 | 47 |
| Average Age (Female) | 49 | 51 | 48 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 782 | 25,225 | 65,039 |
| # of Persons per HH | 2.3 | 2.1 | 2.3 |
| Average HH Income | \$142,696 | \$106,032 | \$100,023 |
| Average House Value | \$436,619 | \$454,377 | \$395,135 |

Demographics data derived from AlphaMap

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