



INDUSTRIAL PROPERTY FOR LEASE

Lease Or Sale +/- 12,000 Sf Stand Alone Warehouse In Cape Canaveral

280 W Central Blvd Cape Canaveral, FL 32920

UP TO 11,920 SF OF INDUSTRIAL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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STAND ALONE INDUSTRIAL FOR LEASE

• 280 W Central Blvd Cape Canaveral, FL 32920



OFFERING SUMMARY

Available SF: 11,920 SF

Lease Rate: \$14.75 SF/yr (NNN)

Lot Size: 0.5 Acres

Year Built: 1984

Building Size: 11,920 SF

Zoning: C-2

PROPERTY OVERVIEW

Property Will be Delivered Vacant in +/- 30 days for Lease

Property is Available For Sale

This +/- 11,920 SF Industrial Stane Alone has a prime location and versatile zoning (C-2) for Industrial, Warehouse or Distribution.

An ideal space for Businesses seeking a strategic presence in a desired commercial area with ample space to provide a solid foundation for growth and operational effeciency.

**Non HVAC Warehouses Areas +/- 8720 sf with 3 Roll Up DoorsMultiple Offices on the First and Second FloorsBreak Area, +/-3200s sf
3-phase 600 amp 120 208VCenter height of 20'Eave height of 18'Fire suppression systemThree grade level doorsSizes: 12x14, 12x12, 12x12**

LOCATION OVERVIEW

Excellent Location in Cape Canaveral

Close to Major Transportation Areas

+/- 1.3 Miles to Port Canaveral

+/- 1.5 Miles to SR 528

+/- 45 Miles to MCO

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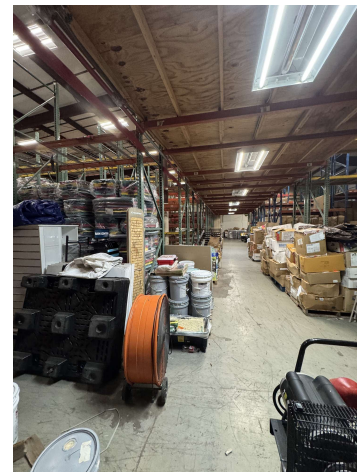
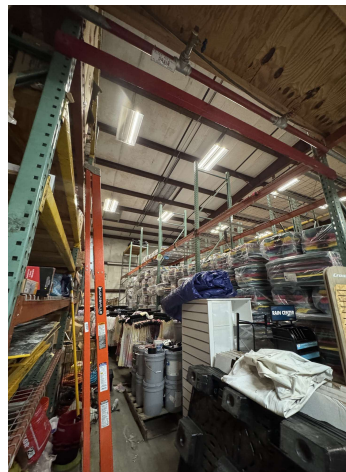
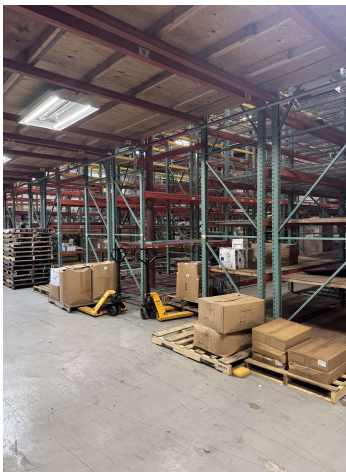
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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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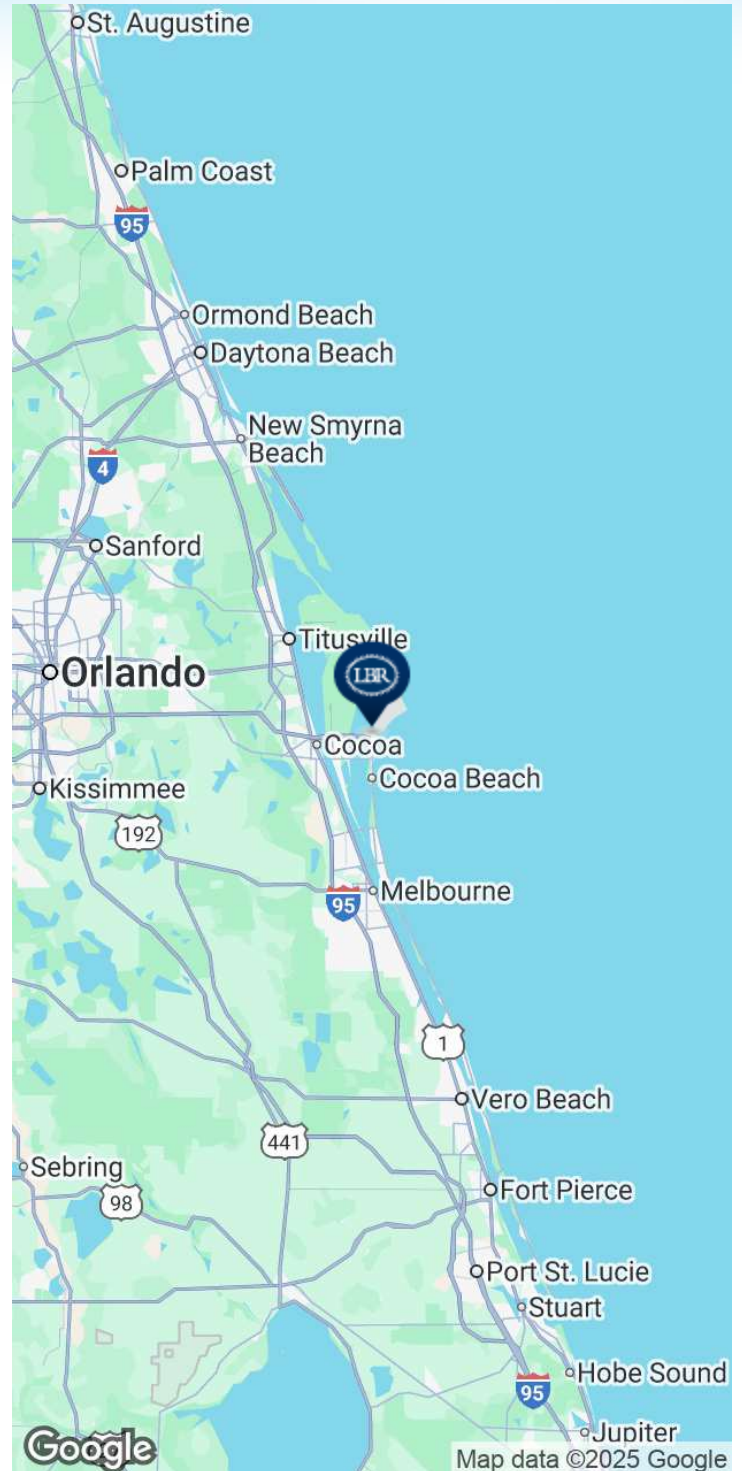
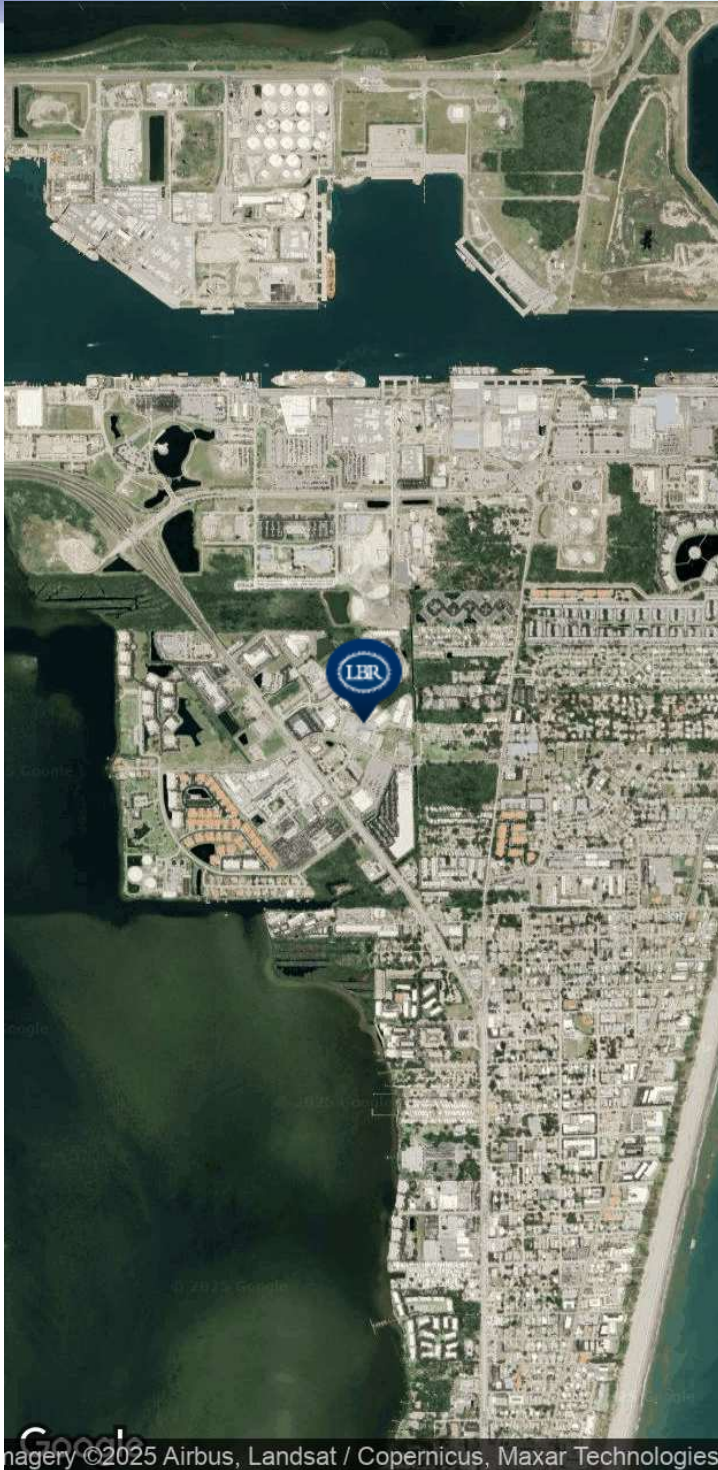
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LOCATION MAP

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