

FOR SALE or LEASE

1280 W Central Blvd, Cape Canaveral, FL 32920



PROPERTY DESCRIPTION

Introducing an exceptional investment or owner- user opportunity in Cape Canaveral, FL. This +/- 11,920 SF industrial property, has a prime location and versatile zoning (C-2) for industrial, warehouse, or distribution use. Stand Alone Building presents an ideal space for businesses seeking a strategic presence in a desired commercial area. Stand Alone Building presents 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 efficiency.

Located within minutes of Port Canaveral, SR 528 and Major Transportation Routes

Zoned Light Industrial for Warehouse and Manufacturing Use

Non HVAC Warehouses Areas +/- 8720 sf with 3 Roll Up Doors

Multiple Offices on the First and Second Floors

Break Area, +/-3200s sf

- 11,920 SF industrial building
- 1 unit, built in 1984
- C-2 Zoning Cape Canaveral
- 3-phase 600 amp 120 208V
- Center height of 20'
- Eave height of 18'
- Fire suppression system
- Three grade level doors
- Sizes: 12x14, 12x12, 12x12

OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Rate:	\$14.75 SF/yr (NNN)

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

Brian@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com



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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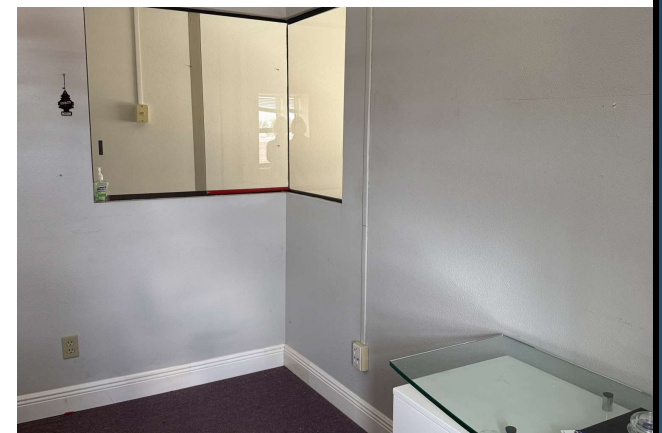
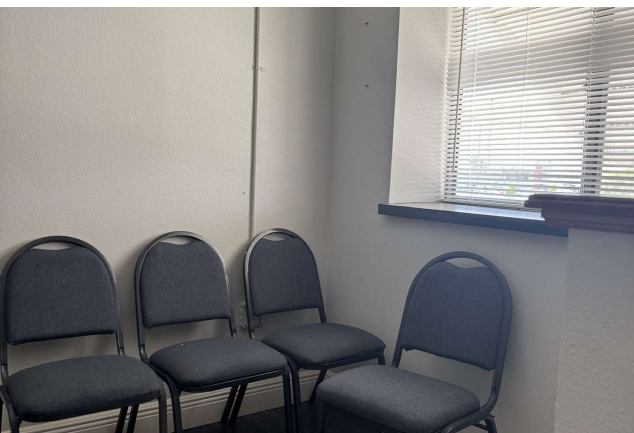
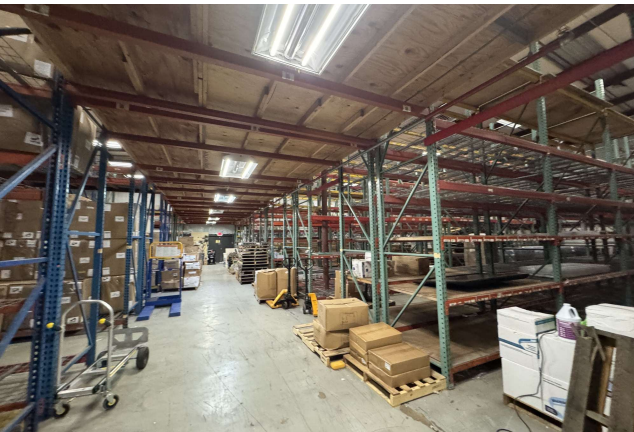
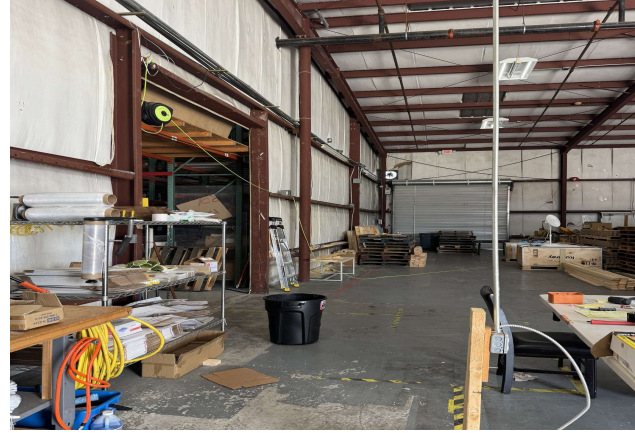
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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
Township:	Parcel No.:				
Property Address:					
City:	County: State: ZipCode:				
Owner:					
Client:	Client Address:				
Appraiser Name:	Inspection Date:				
SKETCH					
<div><div><div>CVPTL 162 SF</div><div>27'</div><div>107'</div><div>80'</div><div>B01</div><div>128'</div><div>21'</div><div>B02 B1</div></div></div> <div>Sketch by Apex Sketch</div>					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	10240.0	416.0	10240.0
B02	B2	1.0	1680.0	202.0	1680.0
CVPTL	Covered Patio	1.0	162.0	66.0	162.0
COMMENT TABLE 1		COMMENT TABLE 2		COMMENT TABLE 3	

ALTA NSPS SURVEY MAP

SCALE: 1" = 20'

This Map of Survey and the survey in which it is based were prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes All items of the table A and B1 thereof.



LEGAL DESCRIPTION:

A portion of Section 15, Township 24 South, Range 37 East, the City of Cape Canaveral, Brevard County, Florida being more particularly described as follows:

Begin at a point on the Easterly right of way of Commerce Street, an undedicated 50.00 foot right of way, said point being the Southwest corner of property as described in OH Book 2407, Page 509, of the Public Records of Brevard County, Florida; thence N 09°41'41" E along the South line of said property for a distance of 122.65 feet; thence S 24°48'19" W along a line parallel with and 120.11 feet perpendicular to said Easterly right of way of Commerce Street for a distance of 217.49 feet to a point on the Northerly right of way of Central Boulevard, an undedicated 50.00 foot right of way; thence N 66°49'12" W along said Northerly right of way for a distance of 93.72 feet to a point of curvature of a curve to the right having a radius of 25.00 feet; thence Northerly along the arc of said curve thru a central angle of 93°31'31" for a distance of 40.85 feet to a point of tangency on said Easterly right of way of Commerce Street; thence N 24°48'19" E along said Easterly right of way for a distance of 142.17 feet to the Point of Beginning.

LOCATION SKETCH (N.T.S.)



SURVEYOR NOTES:

Last day of field work performed was 11/13/2021

ACCURACY:

The minimum relative distance accuracy for this type of survey is 1 foot in 10,000 ft.
The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirements.

ADDITIONAL NOTES:

Present zoning: 4100- LIGHT MANUFACTURING
Parking: 12 Regulars parking spaces, 1 Handicap No evidence of earthwork was found
Total gross area 23,041.40 Square FT. more or less
Building Area (1 Building) = 10,385.2 Sq. Ft.
NOTES CORRESPONDING TO SCHEDULE B-II
Subject to: The exceptions of schedule B-II, prepared by First American Title Insurance Company, effective date October 21, 2021 at 8:00 am.
Commitment number 1062-5688426, File Number 4985-85(c) and furnished to the undersigned Professional Surveyor and Mapper to show any matter of records affecting the subject property as follows:
Items #s 1, 2, 3, 4, 5, 6, 7, 8, 9, and 11, Addressed but Not Plottable
Item # 10 Easement in favor of Florida Power and Light Company, recorded May 8, 1984, in Book 2508, Page 1618. affect this property and addressed on Survey.

Digitally signed by Guillermo Guerrero
Date: 2021.11.17
19:20:34 -05'00'

NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY

CERTIFIED TO: 280 W. CENTRAL BLVD., LLC, a Florida Limited Liability Company.
First American Title Insurance Company
The Tarich Law Firm, P.A.
BANK PENDING

PROPERTY ADDRESS 280 W. CENTRAL BOULEVARD, CAPE CAÑAVERAL, FL 32920			
LOWEST FLOOR ELEVATION N/A	FLOOD ZONE X	COMPASS IN 1250.34/120860.363H	BENCH MARK USED N/A
LOWEST ADJACENT GRADE N/A	BASE FLOOD ELEV N/A	DATE OF FIRM 08/18/2014	ELEVATION N/A
			COUNTY BREVARD

NOT VALID UNLESS IT BEAR THE DIGITAL SIGNATURE AND/OR THE ORIGINAL SEALED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER	ALTA/NSPS SURVEY MAP I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers. Guillermo A. Guerrero Professional Surveyor and Mapper No. 64503 1842 East 2nd Street, Indian Sh. 32018 (805) 553-3318 Cell guerrero@firstam.com	
	GUILLERMO A. GUERRERO Professional Surveyor & Mapper No. 64503 1842 East 2nd Street, Indian Sh. 32018 (805) 553-3318 Cell guerrero@firstam.com	SCALE: 1"=20' JOB No. 00-21-280

Notes applied herein were surveyed per legal description provided by client and to meet as to boundary or return of lot are made or repeat the surveyor can find or property owner either owner sold the distance along boundary are recorded and measured unless otherwise noted.

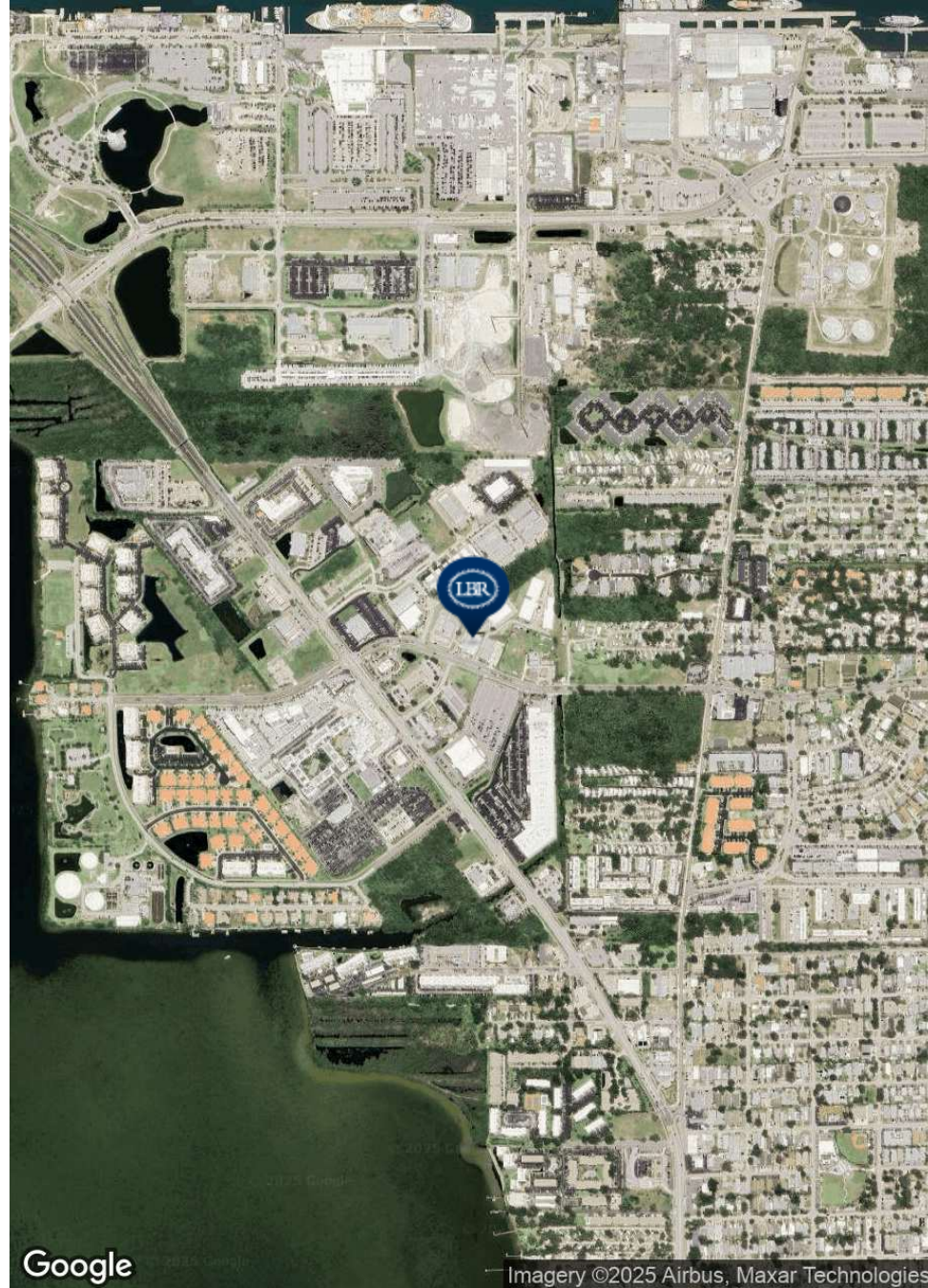
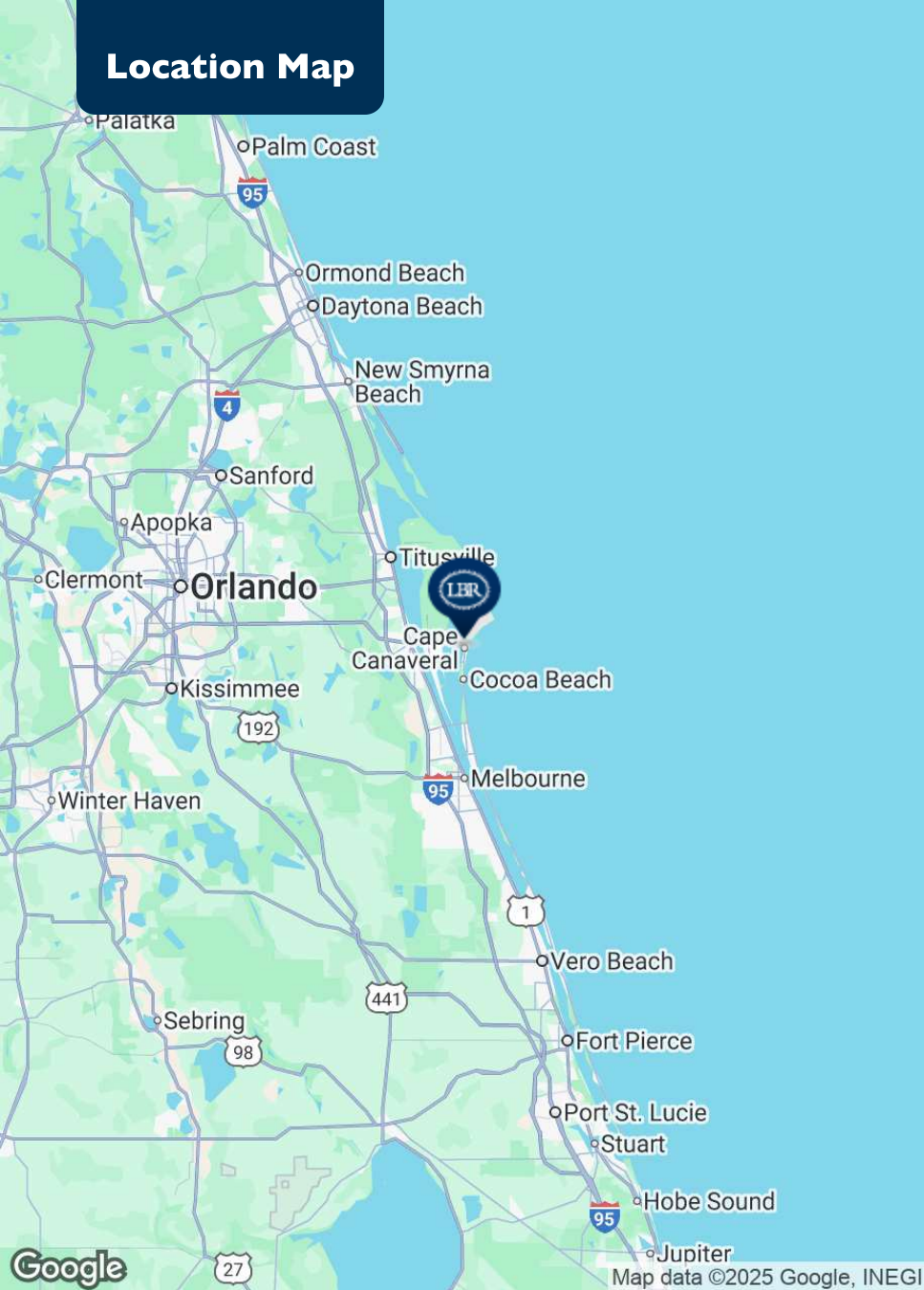
(NOD) when owner information is required, if any, not provided or located, as to any or more information shown herein as of the present date, the surveyor can find or property owner either owner sold the distance along boundary are recorded and measured unless otherwise noted.

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NOTES:

ALTA/NSPS SURVEY MAP	Professional Surveyor and Mapper
Guillermo A. Guerrero	Professional Surveyor and Mapper No. 64503
1842 East 2nd Street, Indian Sh. 32018	(805) 553-3318 Cell
guerrero@firstam.com	

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