

FOR LEASE

NEWLY RENOVATED
±22,544 SF Warehouse &
Manufacturing Facility on
±2.1 Acres



1125 WHITE DRIVE
TITUSVILLE, FLORIDA 32780

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LIGHTLE BECKNER ROBISON
• INCORPORATED •
COMMERCIAL REAL ESTATE SERVICES

70 W HIBISCUS BLVD MELBOURNE, FL | PHONE: 321-722-0707 | WWW.TEAMLBR.COM

1125 White Drive
Titusville, Florida

±22,544 SF
on ±2.1 Acres

HIGHLIGHTS | FOR LEASE

Warehouse 20,000 SF

Office Space 2,544 SF

Warehouse Clear Height 14 - 18'

Power 3 Phase 480V

Zoning Light Industrial

Lease Type NNN

Grade Level Doors (2) 10' x 10'

\$14.50/sf/yr NNN + \$2.20/sf OpEx

SUMMARY

The property is located on the corner of Grissom Parkway and White Drive just 2 Miles from Interstate 95 and 1.5 miles from US Highway 1 in Titusville, Florida. This property offers easy access to SR 407 for a direct route to Orlando. The property is located less than 1 mile from NASA Causeway, the gateway to Kennedy Space Center and surrounding companies like SpaceX, Blue Origin, Lockheed Martin, and more!

The Property consists of a brand new roof, renovated open warehouse w/ LED lighting, upgraded office and flex space, heavy 3 phase power, grade level bay doors, surface level parking, and yard space with **two ingress/egress access points**.

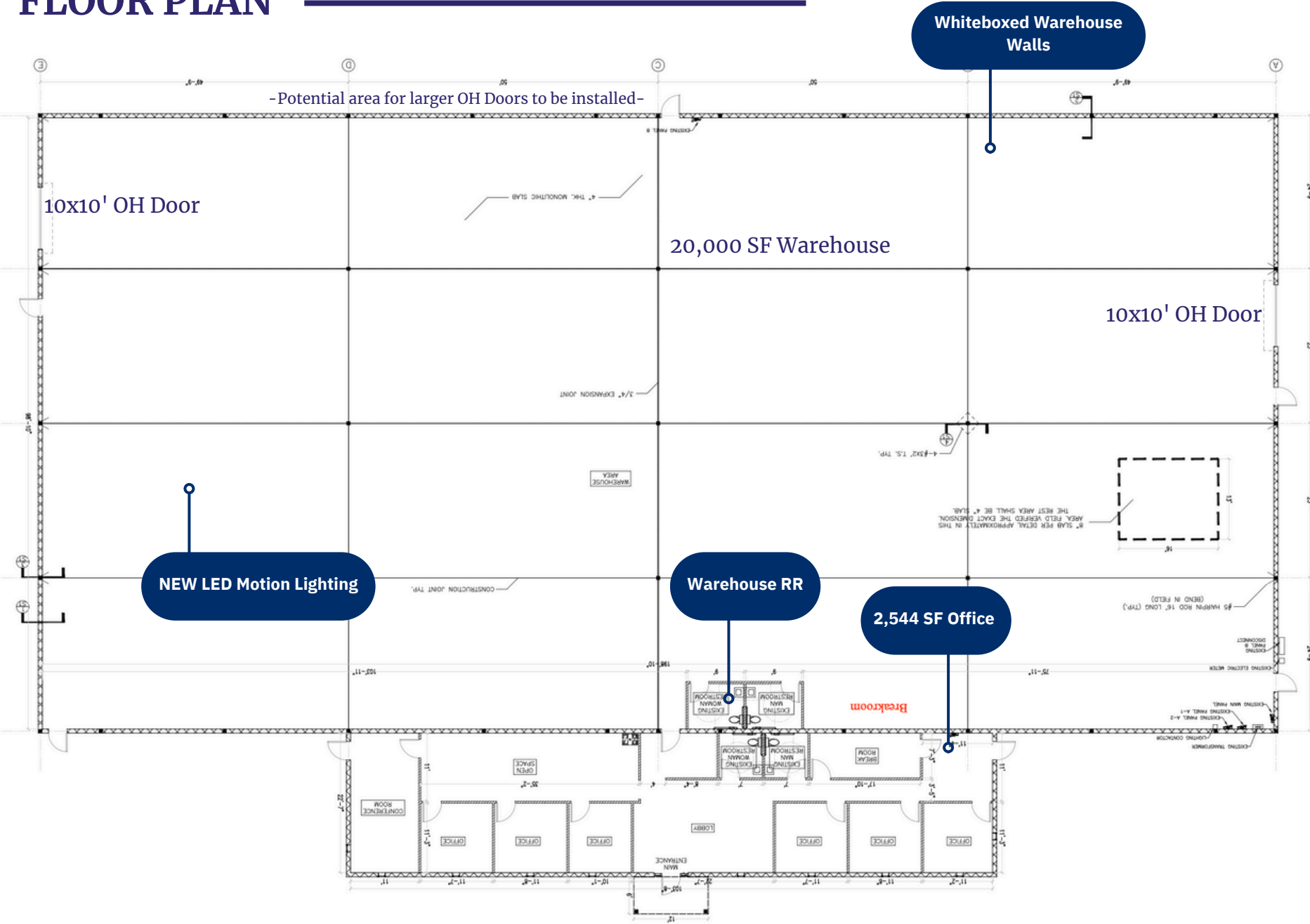
SITE OVERVIEW

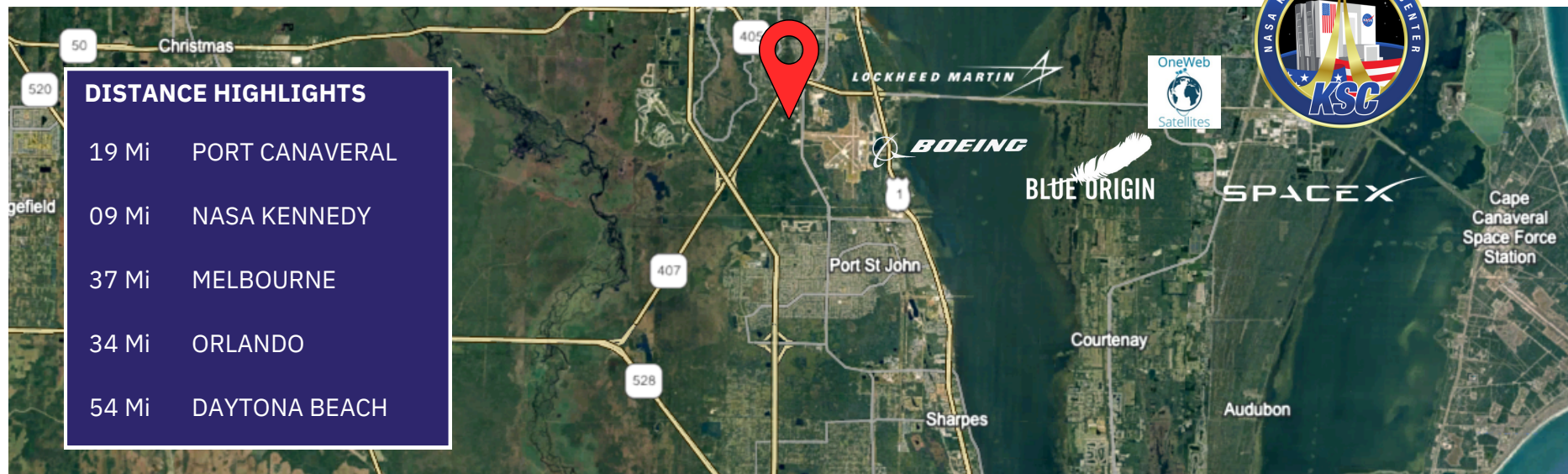


PHOTOS



FLOOR PLAN



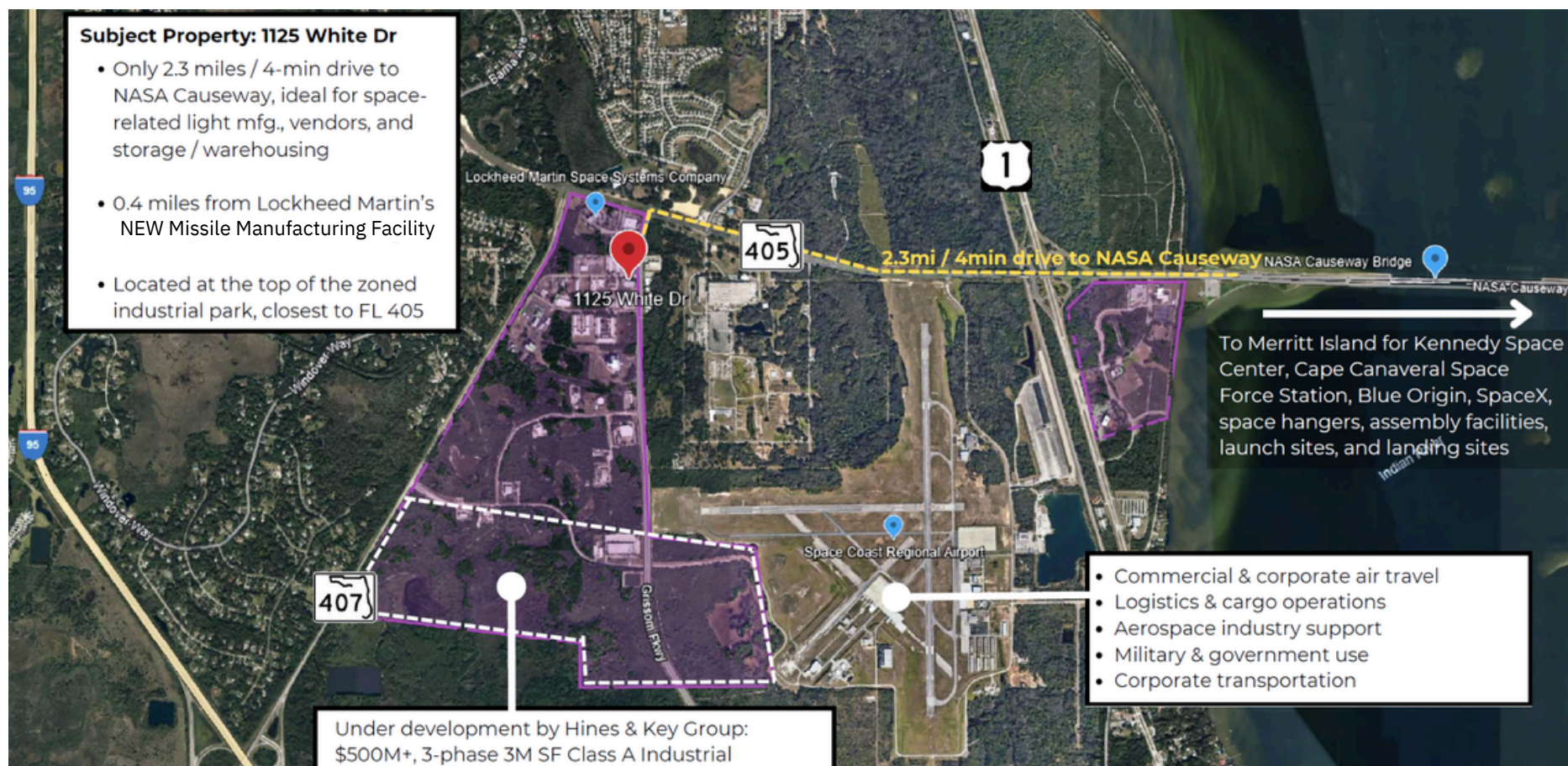


DISTANCE HIGHLIGHTS

- 19 Mi PORT CANAVERAL
- 09 Mi NASA KENNEDY
- 37 Mi MELBOURNE
- 34 Mi ORLANDO
- 54 Mi DAYTONA BEACH

Subject Property: 1125 White Dr

- Only 2.3 miles / 4-min drive to NASA Causeway, ideal for space-related light mfg., vendors, and storage / warehousing
- 0.4 miles from Lockheed Martin's NEW Missile Manufacturing Facility
- Located at the top of the zoned industrial park, closest to FL 405



To Merritt Island for Kennedy Space Center, Cape Canaveral Space Force Station, Blue Origin, SpaceX, space hangers, assembly facilities, launch sites, and landing sites

- Commercial & corporate air travel
- Logistics & cargo operations
- Aerospace industry support
- Military & government use
- Corporate transportation

Under development by Hines & Key Group: \$500M+, 3-phase 3M SF Class A Industrial campus called the "Space Coast Innovation Park"