

## Property Summary



Discover an extraordinary +/-52,526 square foot facility that redefines versatility and opportunity. This remarkable Space Coast property sits alongside of Nasa Causeway, strategically across from Lockheed Martin, within easy walking distance from two hotels and moments from Kennedy Space Center, placing you at the heart of aerospace innovation.

It's bold architectural presence sets the tone, this isn't just a building purchase—it's an investment in limitless potential. The substantial square footage, diverse room configurations, and unbeatable location near major aerospace employers make this property a rare find for visionary buyers ready to think beyond conventional boundaries.

A grand columned entrance and manicured greenery, welcome you to a versatile facility. Step inside to find an impressive array of spaces designed for multiple purposes. Training rooms provide flexible environments for education and development, while professional offices and conference rooms offer sophisticated settings for business operations. The facility features a unique 24 lane shooting range for specialized training needs, alongside a thoughtfully curated museum and memorial space that honors Police history and tradition.

### OFFERING SUMMARY

Sale Price:	\$14,750,000
Number of Units:	1
Lot Size:	6.65 Acres
Building Size:	52,526 SF

The property doesn't forget about comfort and convenience. Break areas provide welcoming spaces for relaxation and collaboration, while the substantial garage with roll-up door access ensures seamless logistics and storage solutions. Abundant parking accommodates large employee work force, large groups and events with ease.

Whether you envision a corporate campus with training facilities, specialized education centers, or unique event venues, this property adapts to your vision. The combination of professional spaces, specialized amenities, and prime location creates endless possibilities for businesses seeking something beyond ordinary commercial real estate.



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.

### BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

[Brian@TeamLBR.com](mailto:Brian@TeamLBR.com)

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://teamlbr.com)

## Property Highlights



### PROPERTY HIGHLIGHTS

- Expansive office workspaces with vaulted ceiling, ample lighting
- Host productive sessions in spacious training rooms with sleek floors and tech-ready setup
- Flexible interior spaces
- Private office space perfect for focused work, client meetings, or your next big idea session
- Spacious, professional office layouts
- Conference room ready for strategic planning, training sessions, or mission-oriented collaboration
- Efficient mailroom setup with ample workspace and organization—ready to handle high-volume operations daily
- Dedicated tech room with full surveillance setup—ideal for operations, monitoring, and future-proof infrastructure needs
- Industrial-grade electrical room built to power your operations with reliability and room to expand, 3Phase
- State-of-the-art indoor shooting range with individual lanes and secure dividers, built for serious training, where precision meets purpose in a clean, well-organized facility



**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

321.863.3228

[Brian@TeamLBR.com](mailto:Brian@TeamLBR.com)

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://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



(CROSS HATCH AREA ADDITIONAL +/- 1.5 ACRES) JUST ADDED TO SUBJECT PROPERTY FOR A TOTAL OF +/- 6.65 ACRE CAMPUS



**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

321.863.3228

[Brian@TeamLBR.com](mailto:Brian@TeamLBR.com)

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://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.

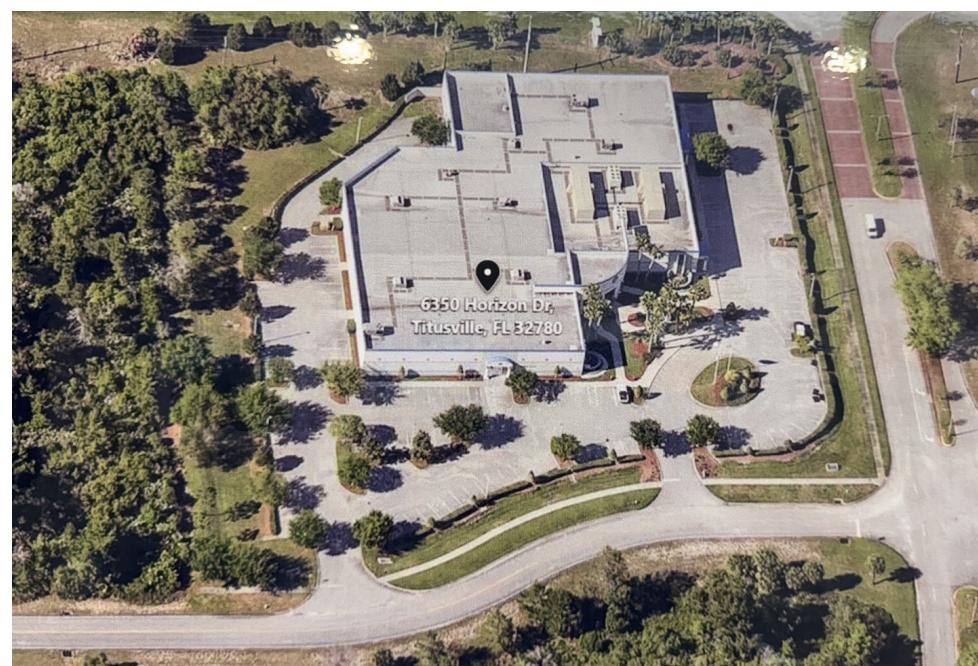
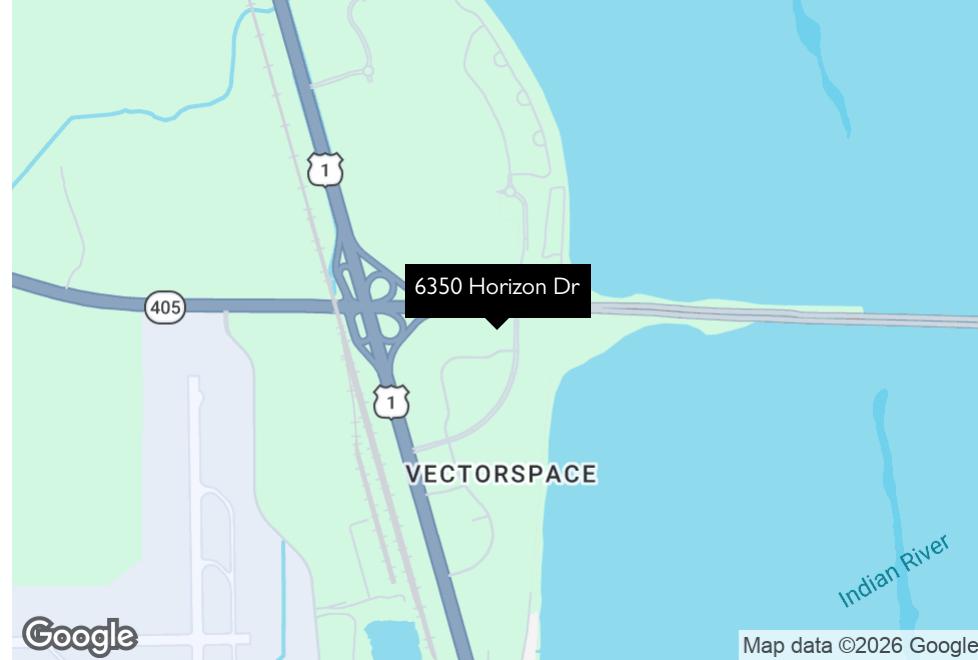
## Strategic Location

### LOCATION DESCRIPTION

#### Geographic & Infrastructure Advantages

- Strategic Location: 6350 Horizon Drive in Titusville is situated near major transportation routes, including U.S. Highway 1 and Interstate 95, facilitating efficient logistics and connectivity.
- Proximity to Major Hubs: Approximately 45 minutes from Orlando, providing access to a major metropolitan area and international airport.

Titusville's combination of a growing, skilled labor force, strategic location, and supportive infrastructure makes it an ideal destination for business expansion and site selection. The city's consistent growth and diverse employment sectors further enhance its appeal to prospective businesses.



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.

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

321.863.3228

[Brian@TeamLBR.com](mailto:Brian@TeamLBR.com)

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://teamlbr.com)