

190 CENTER STREET CAPE CANAVERAL FLORIDA

Industrial Boat/RV Storage | Warehouse & Office Space | Value Add



SALE BROCHURE

PRESENTED BY LIGHTLE BECKNER ROBISON, INC



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An aerial photograph of an industrial and residential area. In the foreground, there are several large industrial buildings with flat roofs, a parking lot filled with cars, and a tall metal lattice tower. To the left, a large body of water is visible. The background shows a dense residential area with many houses and palm trees, extending to the ocean under a clear blue sky.

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OVERVIEW

The industrial team at Lightle Beckner Robison, inc. is pleased to present an exclusive offer to purchase 190 Center Street in Cape Canaveral Florida. The property consists of 13,064 rentable square feet and sits on roughly 2.17 acres located off A1A just south of SR 528 in Cape Canaveral. The facility features a fully built out 6,174 square foot office building, 6,890 square feet of warehouse space, and over an acre of stabilized fenced yard space currently utilized for Boat & RV storage all with month to month tenant(s) paying below market rent.

The Property is zoned C-2 Commercial/Manufacturing (City of Cape Canaveral) and is surrounded by various office spaces, manufacturing companies, and waterfront residential just minutes from Port Canaveral, the worlds busiest cruise port housing 18 ships with 7 cruise terminals and a booming aerospace industry.

Whether you demo the warehouses and create more formalized outside storage or cruise parking, re-lease to a single tenant, or mark to market the current operation, this deal offers a unique opportunity for an investor or an owner user to capitalize on the upside potential.

Contact our team today to learn more about the details on this offering.

FINANCIAL SNAPSHOT

RENT ROLL

Annually

Storage Lot	\$37,413.39
Warehouse Space	\$45,494.72
Office Space	\$ 9,689.81
in Place GROSS Income	\$92,594.57
2025 RE Taxes	\$15,763.82

PROFORMA RENT

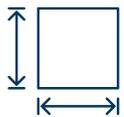
Storage Lot	\$150 per space
Office Space	\$15/sf NNN
Warehouse Space	\$11/sf NNN

**NOT A GAURANTEE OF SPECIFIC RESULTS*

PROPERTY INFORMATION



190 Center Street
Cape Canaveral, Florida



13,064 Net Rentable SQFT



1961/1980 Year Built



2.17 Acre Parcel(s)



65+ Trailer/Storage Spaces



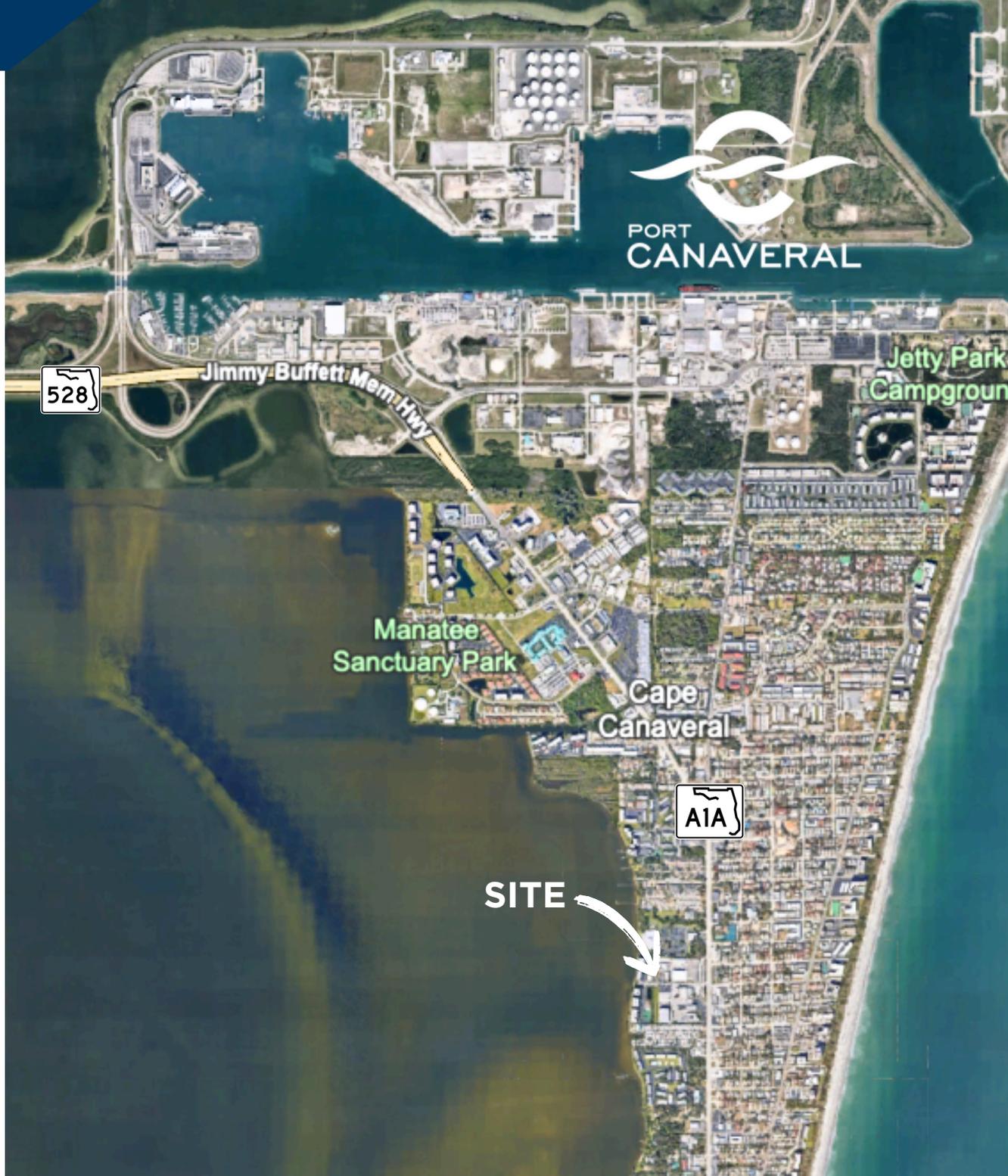
6,174 SF Office Space



6,890 SF Warehouse Space)



C-2 Zoning Cape Canaveral



MARKET OVERVIEW

Florida's Space Coast is a world-renowned aerospace, aviation, and manufacturing hub. The city is home to major aerospace and aviation companies, such as Northrop Grumman, L3Harris Corporation, Collins Aerospace, Embrear, Dassault Falcon, Thales, Satcom Direct, and more who are all contributing to the region's reputation as a key player in the manufacturing, defense, aviation and aerospace sectors.

Located in the southern region of the County lies Melbourne International Airport (MLB) which serves as a crucial asset for transportation. With over 20,000 people working on the airport grounds everyday it is said to be America's fastest growing aviation and aircraft manufacturing center, contributing almost \$3 billion to the economy annually.

The Space Coast is also one of the nation's 10 most undervalued housing markets, according to a recent report by the National Association of Realtors, and was ranked #4 on U.S. News & World Report's recent ranking of the top places to retire in the U.S. It has also been voted the #10 best place to live in the United States and over the last five years has brought in over 10,000 high tech jobs and a skilled labor workforce.

WHY CHOOSE THE SPACE COAST?



RANKED #1
Business
Tax Climate



RANKED #3
Wage Growth in
the U.S



RANKED #1
High-Tech
Economy in FL



#1 CRUISE PORT
2025 For Travel /
Seatrade

<https://spacecoastedc.org/locate-expand/why-the-space-coast/>

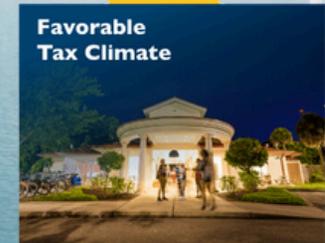
KEY MARKET DYNAMICS

- **TOP 10** US MARKETS FOR RENTAL GROWTH
- **VACANCY OF +/-3%** AS OF Q4 2025
- AVERAGE RENT/SF/YR OF **\$13.00/SF NNN** Q1 2026
- AVERAGING OVER **7% YOY** RENT GROWTH
- HOME TO **MULTI BILLION DOLLAR** AEROSPACE INDUSTRY
- **#2 FASTEST GROWING** TECH SECTOR IN THE U.S.

10th
in high-tech
GDP
concentration

2.8
times the U.S. rate
in manufacturing
job growth

80+
rocket launches
expected by 2023



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 190 Center Street Cape Canaveral, Florida ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Lightle Beckner Robison, Inc. The material and information in the Offering Memorandum is unverified. Lightle Beckner Robison, Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property.

All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

All information contained herein believed to be true but is not warranted.

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COMMERCIAL REAL ESTATE SERVICES

