

**FOR LEASE**



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 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

#### LEASE RATE

CAM:	<b>\$4.40</b>
Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	1
Available SF:	11,920 SF
Lot Size:	0.5 Acres
Building Size:	11,920 SF



**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](http://teamlbr.com)

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## Additional Photos



1280 W Central Blvd, Cape Canaveral, FL 32920



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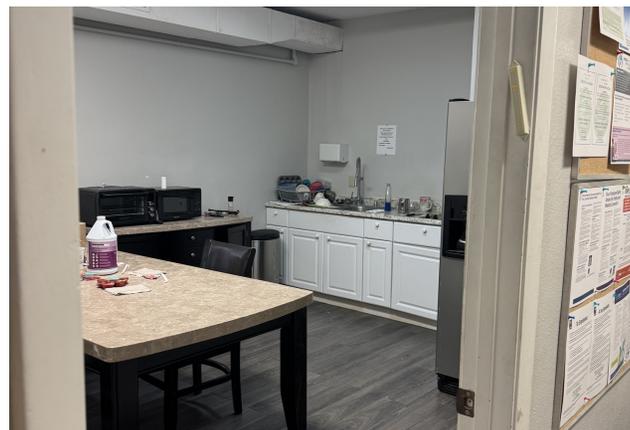
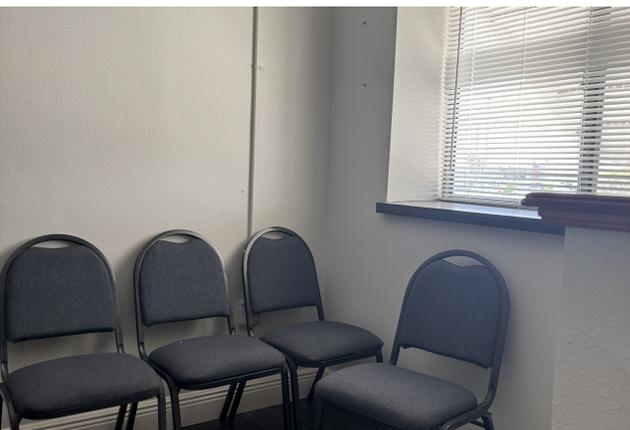
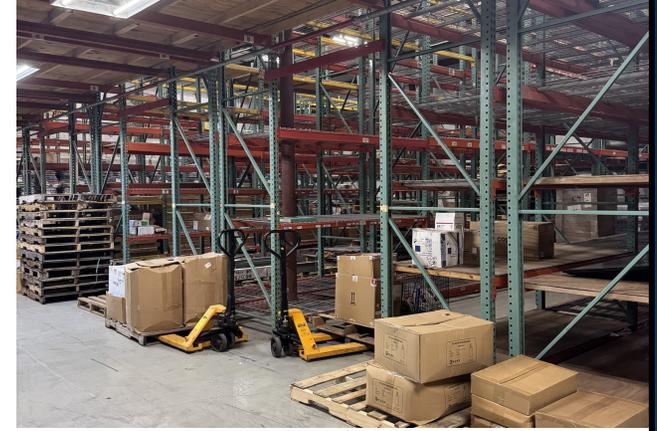
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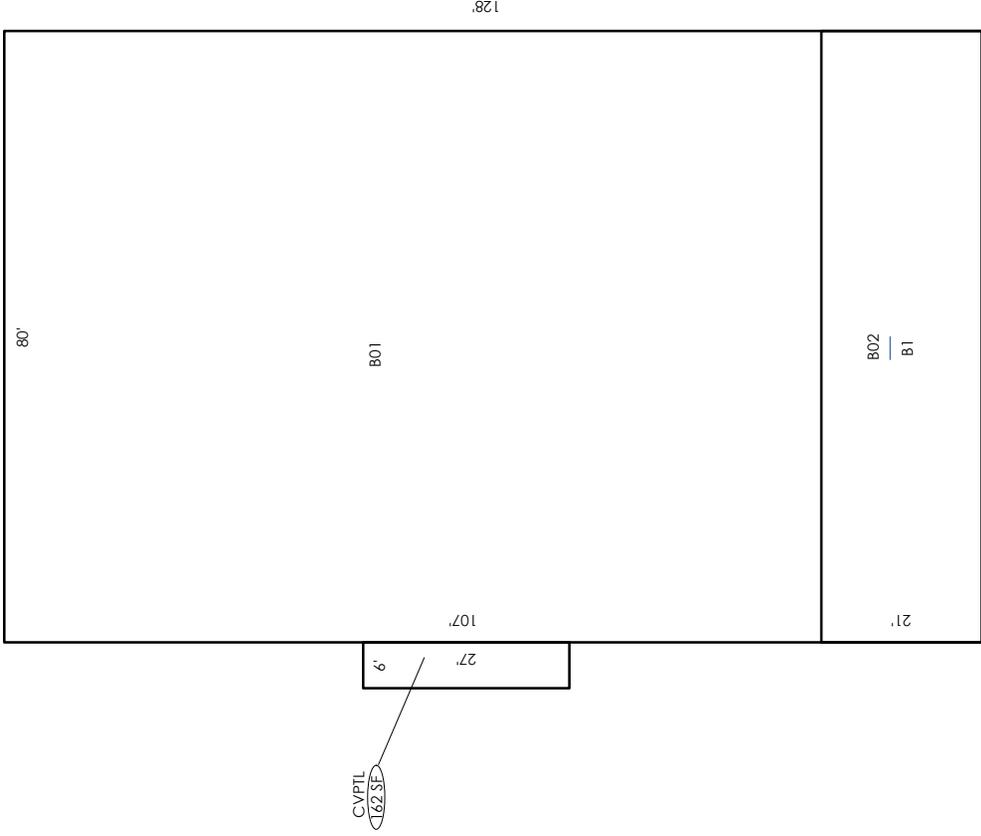
| 280 W Central Blvd, Cape Canaveral, FL 32920

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

Township: \_\_\_\_\_ Parcel No.: \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 City: \_\_\_\_\_ County: \_\_\_\_\_ State: \_\_\_\_\_ ZipCode: \_\_\_\_\_  
 Owner: \_\_\_\_\_  
 Client: \_\_\_\_\_ Client Address: \_\_\_\_\_  
 Appraiser Name: \_\_\_\_\_ Inspection Date: \_\_\_\_\_

## SKETCH



Sketch by Apex Sketch

### COMMENT TABLE 1

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

### AREA CALCULATIONS SUMMARY

### 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 132.65 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°37'31" 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.)



## SURVEY 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
LOWEST ADJACENT GRADE	N/A	BASE FLOOD ELEVATION	N/A
COMPLANET No.	125034/120868363H	RENCY MARK USED	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 SIGNED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER	ALTA/NSPS SURVEY MAP		GUILLERMO A. GUERRERO Professional Surveyor & Mapper No. 64503 142 East 21st Street, Merritt Pt., FL 32918 (305) 533-3378 Cell g@tristram.com
	I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Administrative Code, Surveying Section 12C-1.001, Florida Statutes, and the Florida Board of Professional Surveyors and Mappers, Field Rule 12C-1.002.		
NOTES/REVISIONS	BASIS OF BEARINGS: N/A	SCALE: 1"=20'	JOB No. 06-24-290

Unless specified herein were surveyed per legal description provided by client and to assist in its recording or return of title are made or report thereon. The survey was conducted in accordance with the standards of practice set forth in the Florida Board of Professional Surveyors and Mappers, Administrative Code, Surveying Section 12C-1.001, Florida Statutes, and the Florida Board of Professional Surveyors and Mappers, Field Rule 12C-1.002.

(NSPS) when customer requirements follow if any, not deviated one local or state or to recording or return of title are made or report thereon. The survey was conducted in accordance with the standards of practice set forth in the Florida Board of Professional Surveyors and Mappers, Administrative Code, Surveying Section 12C-1.001, Florida Statutes, and the Florida Board of Professional Surveyors and Mappers, Field Rule 12C-1.002.

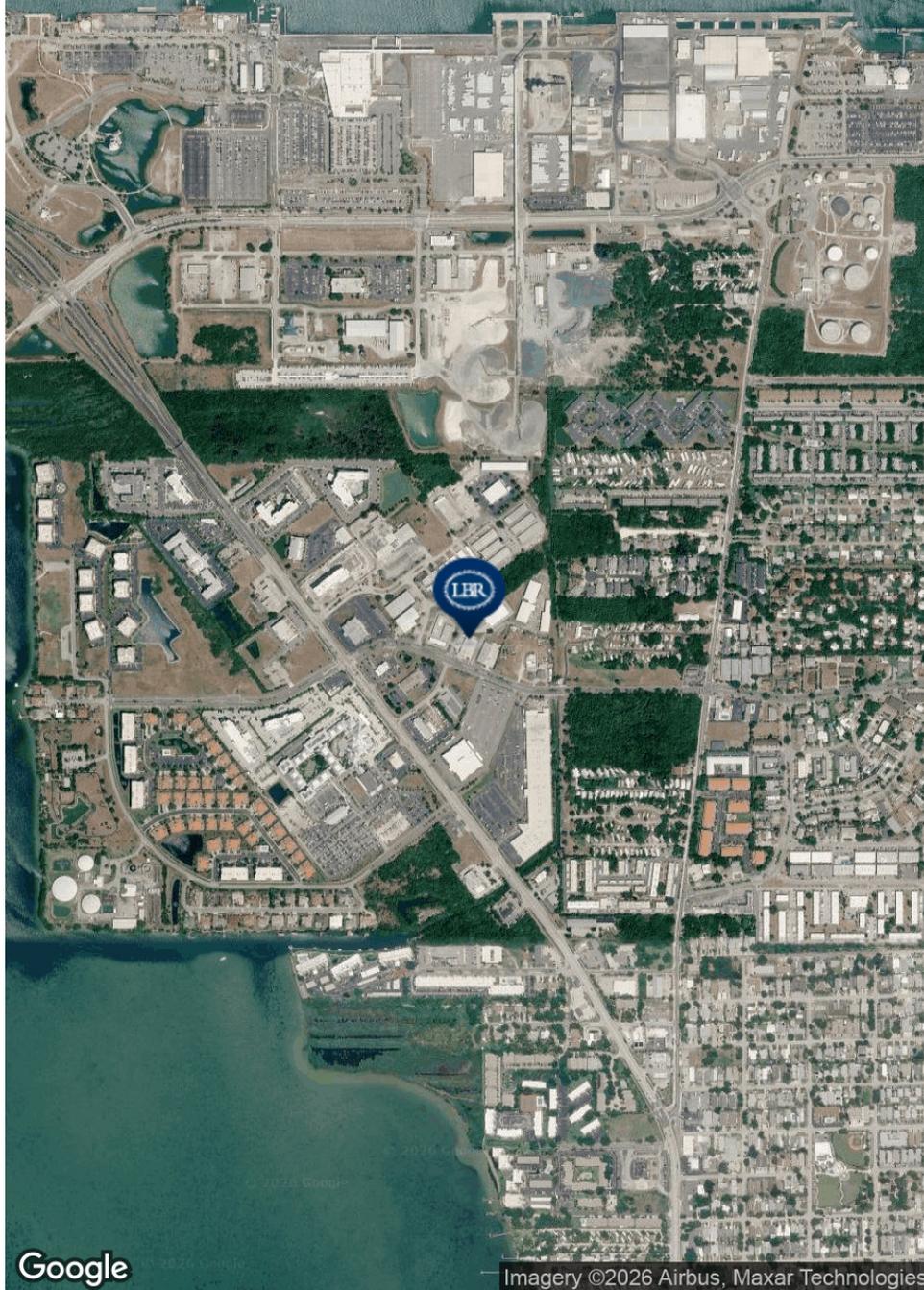
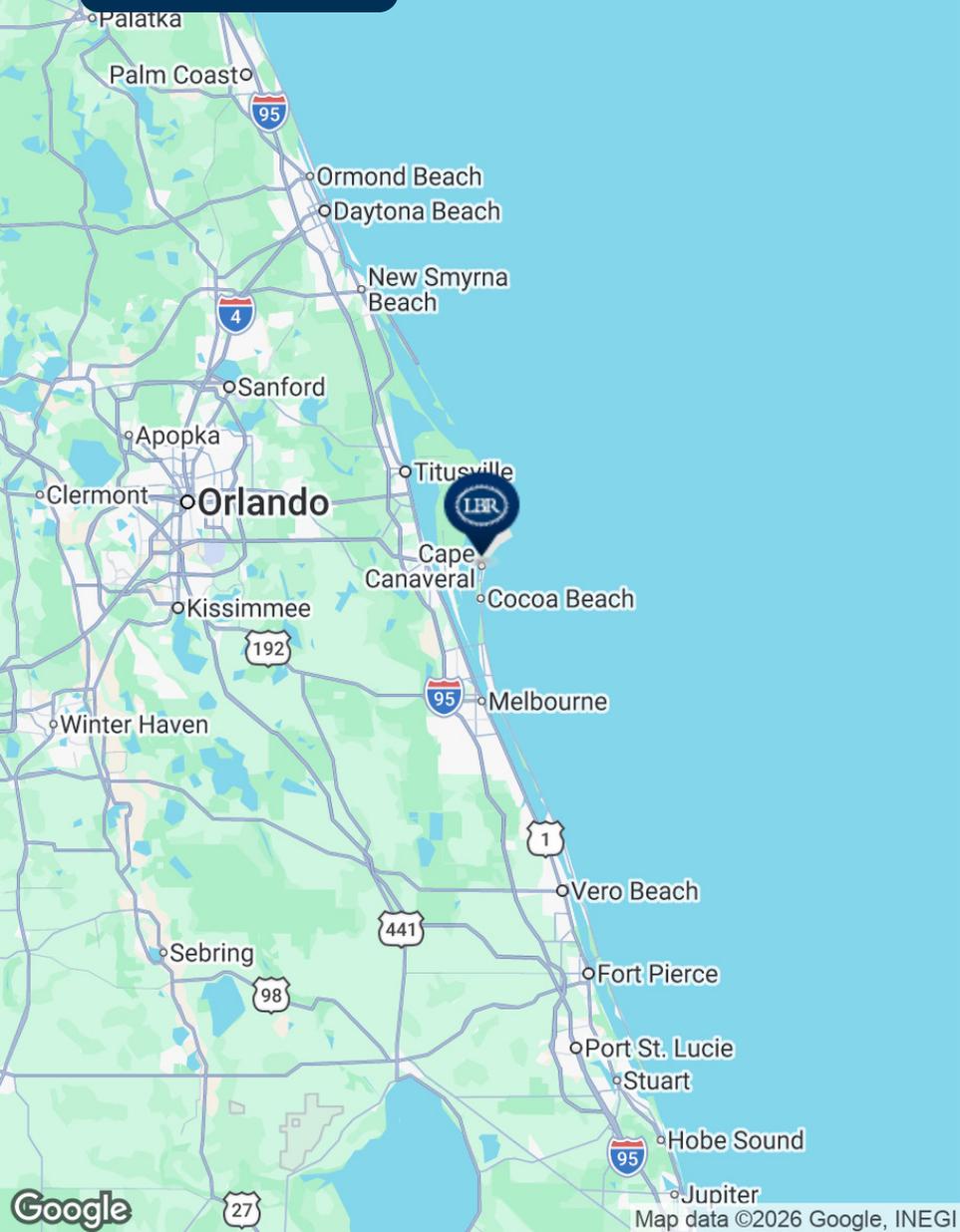
Notes: This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners. The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

ABBREVIATIONS:  
 U=Utility Easement  
 E=Casual Easement  
 C=Caveat  
 B=Boundary  
 A=As Shown  
 A/C=As Constructed  
 C/B=Catch Basin

ABBREVIATIONS:  
 P=Proprietary  
 P/B=Proprietary Boundary  
 P/L=Proprietary Line  
 P/S=Proprietary Surface  
 P/T=Proprietary Topography  
 P/W=Proprietary Water  
 P/X=Proprietary Other

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