

FOR LEASE



±11,920 SF stand-alone facility offers approximately ±8,720 SF of non HVAC warehouse space supported by 600 Amp, 3-Phase, 208Y/120V electrical service, making it an excellent solution for manufacturing, fabrication, assembly, distribution, and equipment-intensive operations. The facility features three grade-level roll-up doors, functional warehouse layout, first and second-floor office accommodations with dedicated employee break areas. Located minutes from Port Canaveral and SR 528, tenants benefit from immediate access to major transportation routes, aerospace contractors, cruise and maritime industries, and the growing Space Coast industrial market. Perfect for manufacturing, aerospace suppliers, distribution, logistics, and industrial users needing substantial electrical capacity.

LEASE RATE

Lease Rate:	\$11.00 SF/yr (NNN)
Number of Units:	1
Available SF:	11,920 SF
Lot Size:	0.5 Acres
Building Size:	11,920 SF

- 11,920 SF Stand-Alone Building
- 20' Clear Height
- Functional Two-Warehouse Configuration
- 600 Amp | 3-Phase | 208Y/120V Power
- Flexible Industrial Zoning
- 3 Grade Level 12' Roll-Up Doors
- Office + Non HVAC Warehouse



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.

| 280 W Central Blvd, Cape Canaveral, FL 32920

Additional Photos



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

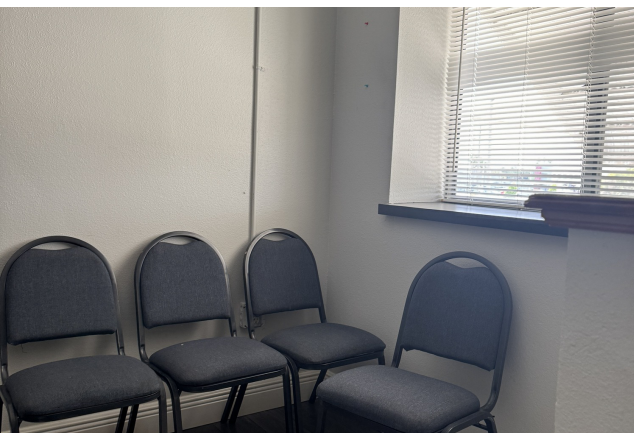
Brian@TeamLBR.com

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.

| 280 W Central Blvd, Cape Canaveral, FL 32920

Additional Photos



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

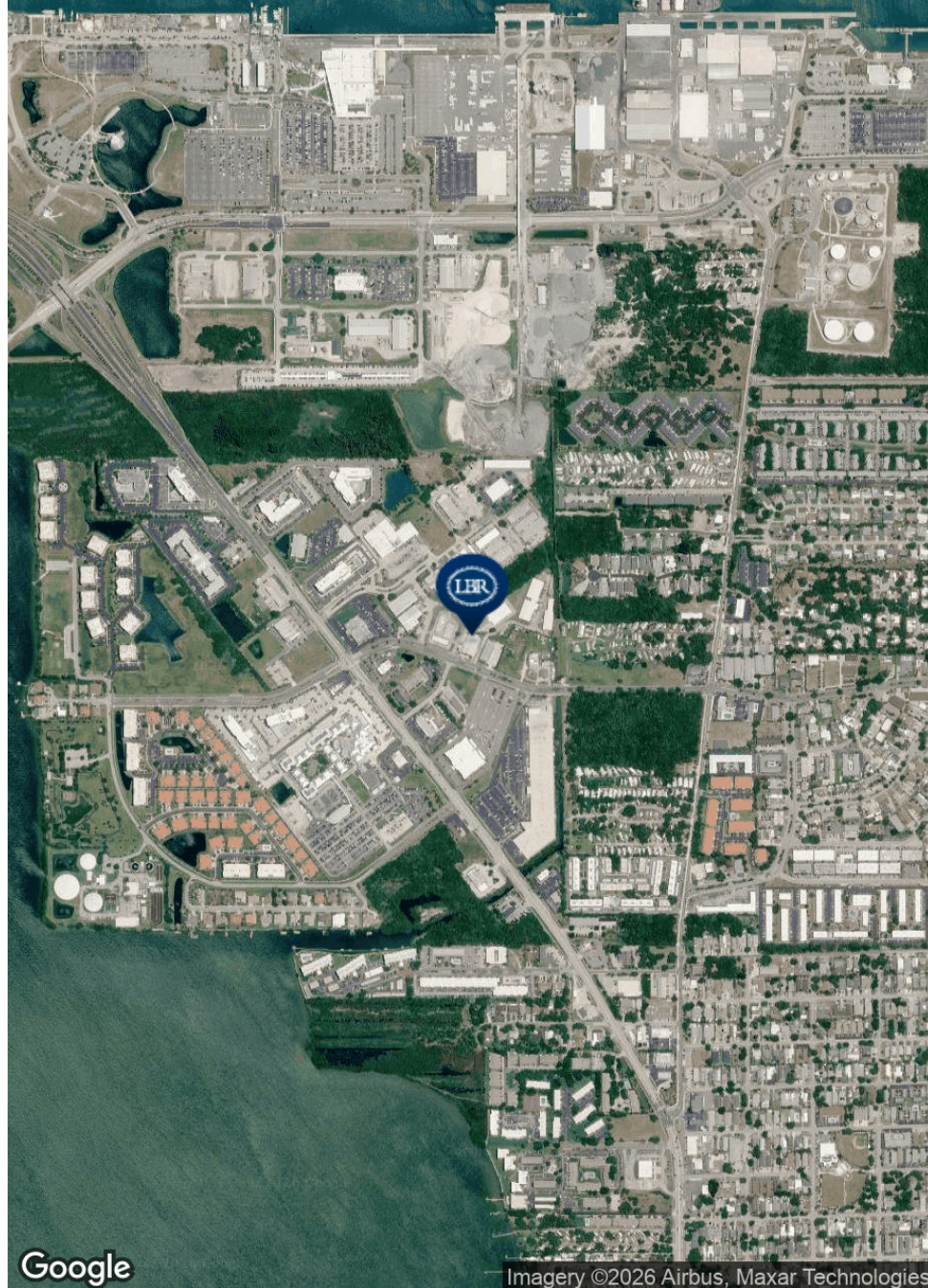
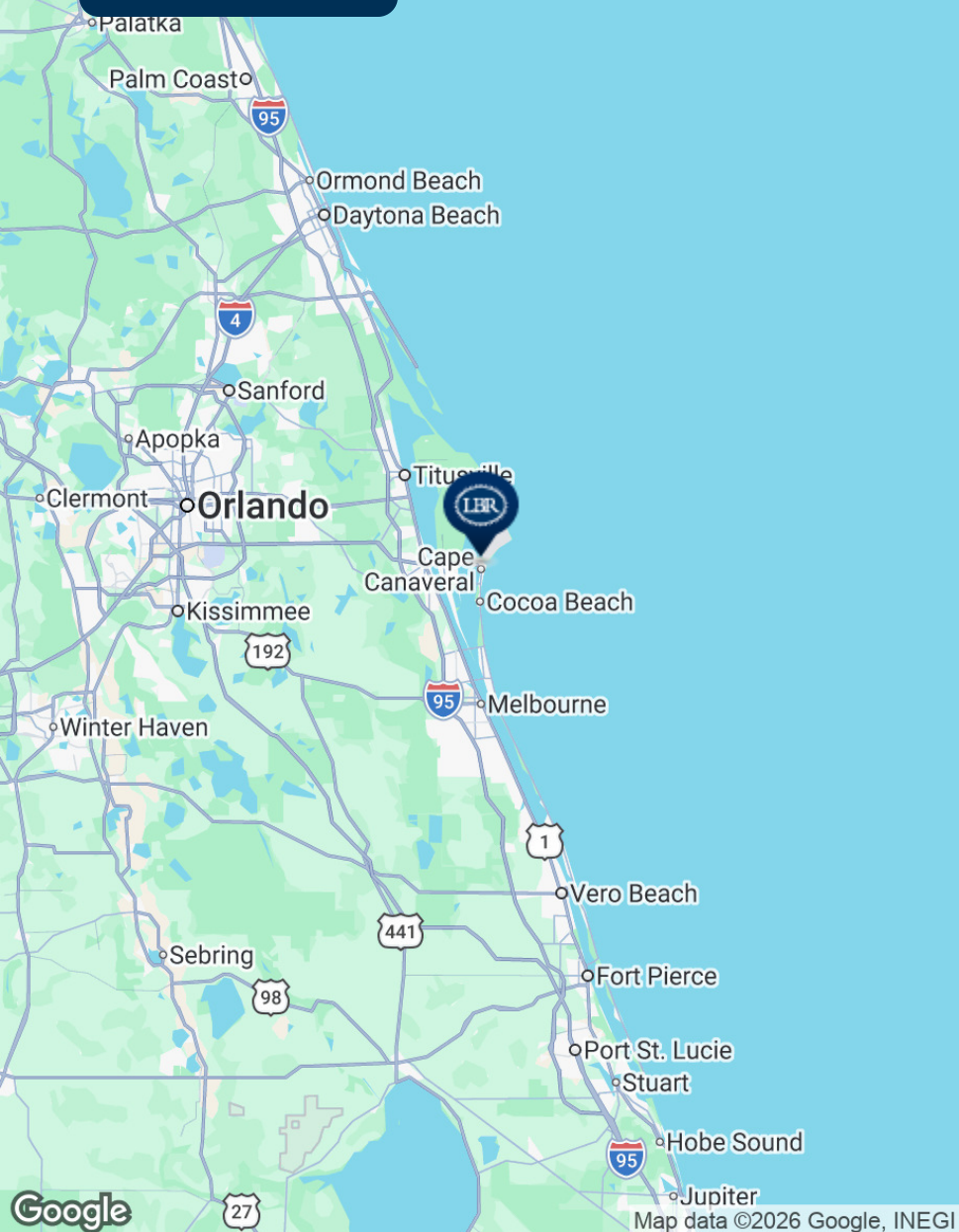
Brian@TeamLBR.com

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.

| 280 W Central Blvd, Cape Canaveral, FL 32920

Location Map



1280 W Central Blvd, Cape Canaveral, FL 32920



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.