



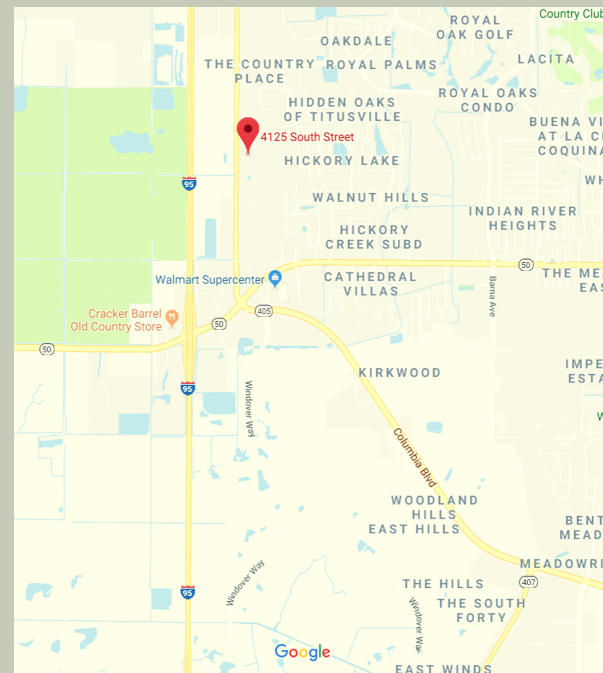
## 4125 SOUTH STREET - INDUSTRIAL PROPERTY

**4.36 AC & 17,280 SF BLDG PAD "AS-IS" \$500,000**

OWNER MOTIVATED - PRICE REDUCED AGAIN

and will consider offers. Being sold "as-is". Rare industrial property available for sale within the City of Titusville.

Current zoning is M3. Uses such as: building trade services, freight distribution, heavy industrial, heavy manufacturing, sale of manufactured products and more allowed. Includes remnants of a 17,280 SF metal building, but whose building pad is usable. Utilities include water, electric and 3-phase power. Site is large enough for additional buildings, parking, stormwater, etc. Lots of growth in this area of Titusville as it is near I95, Walmart, Lowes, and Home Depot. Traffic count on SR 405 is 16,500.



Presented by Linda Olson, REALTOR

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