



INDUSTRIAL PROPERTY FOR SALE

Industrial Campus With Three Buildings

250-270 W Central Ave Cape Canaveral, FL 32920

FOR SALE | \$2,950,000

presented by:

MIKE MOSS, SIOR

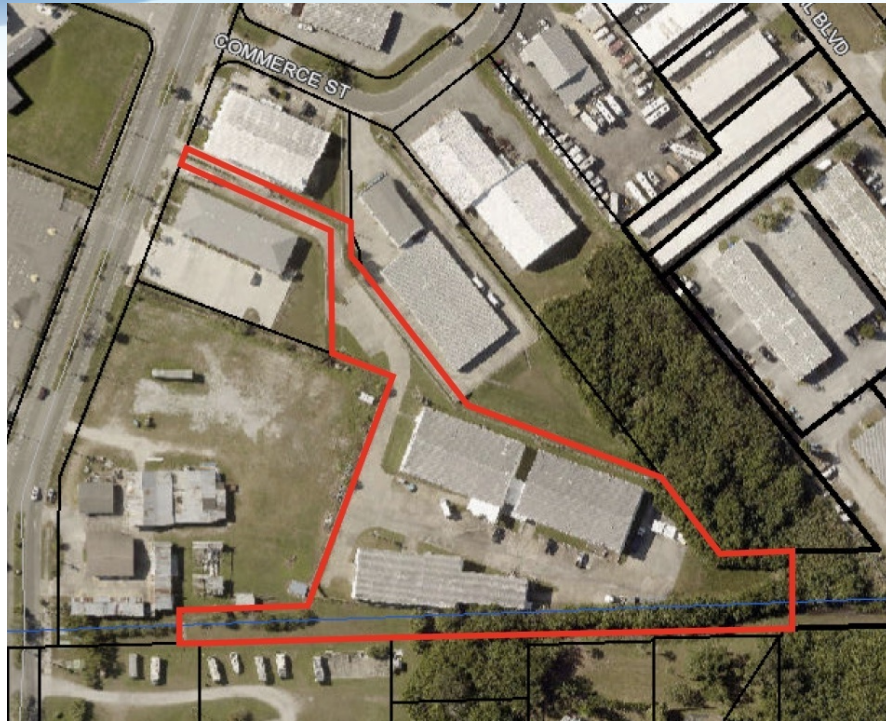
Principal | Industrial Team Director

321.722.0707 X12

mike@teamlbr.com

EXECUTIVE SUMMARY

Three Building Industrial Campus • 250-270 W Central Ave Cape Canaveral, FL 32920



OFFERING SUMMARY

Sale Price:	\$2,950,000
Price / SF:	\$89.58
Lot Size:	3.11 Acres
Year Built:	1988
Building Size:	32,932 SF
Zoning:	C-2
APN#:	24-37-15-00-813

PROPERTY OVERVIEW

Building construction is pre-engineered steel beam, enamel steel siding, steel iron roof with silicon coating. Designed and built to meet the stringent requirements of elite Aerospace corporations. Each building has 3- Phase 480 Volts Power .

All are insulated , fire- sprinklered, 100% HVAC, with a minimum height of 20'.

Campus is self contained with security fencing according to NASA guidelines.

250 W Central features 3 Grade Level Doors, Footprint 60' x 130'

260 W Central features 2 Overhead Doors, one at delivery truck level, the other at ramp grade level. Footprint is 80' x 133'. Connects to 270 W Central via a walkway and has a screened in break area.

270 W Central features one Over Head Door leading to a covered dock area. Loading dock with two recessed truck wells for dock height delivery. Footprint is 80' x 133'. There is a +/- 4800 sf Mezzanine with two staircases for access.

Located just off of Highway A1A in the immediate vicinity of Port Canaveral , the Gateway to Central Florida . Easy Access to I-95, US Highway 1, I-4 and the Florida Turnpike.

+/- 15 Miles to Exploration Park - Commercial Aerospace Epicenter

+/- 3 Miles to SR 520

+/- 45 Miles to Orlando International Airport

+/- 26 Miles to Melbourne International Airport

Property is located in the Economic Overlay District of Cape Canaveral

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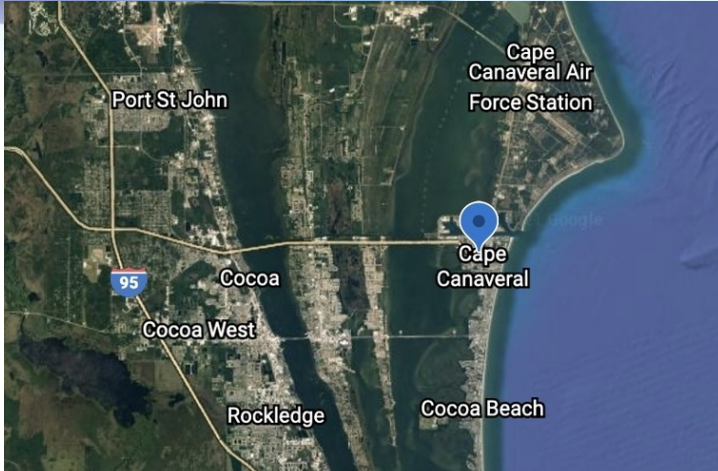
Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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

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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township:Parcel No.:

Property Address:

City:County:State:ZipCode:

Owner:

Client:Client Address:

Appraiser Name:Inspection Date:

SKETCH

PDC # 1

60'

133'

34'

37'

133'

60'

80'

64'

Covered Patio

24 SF

Utility Room

B1

80'

60'

133'

36'

20'

26'

11'

15'

Covered Patio

695 SF

20'

20'

9'

20'

9'

Utility Room

180 SF

Screen Enclosure

240 SF

12'

Covered Patio

120 SF

6'

20'

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	10820.0	466.0	10820.0
CVPRT	Covered Patio	1.0	120.0	52.0	
	Covered Patio	1.0	695.0	108.2	
	Covered Patio	1.0	24.0	20.0	839.0
SCREN	Screen Enclosure	1.0	240.0	64.0	240.0
UT	Utility Room	1.0	180.0	58.0	
	Utility Room	1.0	4800.0	280.0	4980.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

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SKETCH/AREA TABLE ADDENDUM

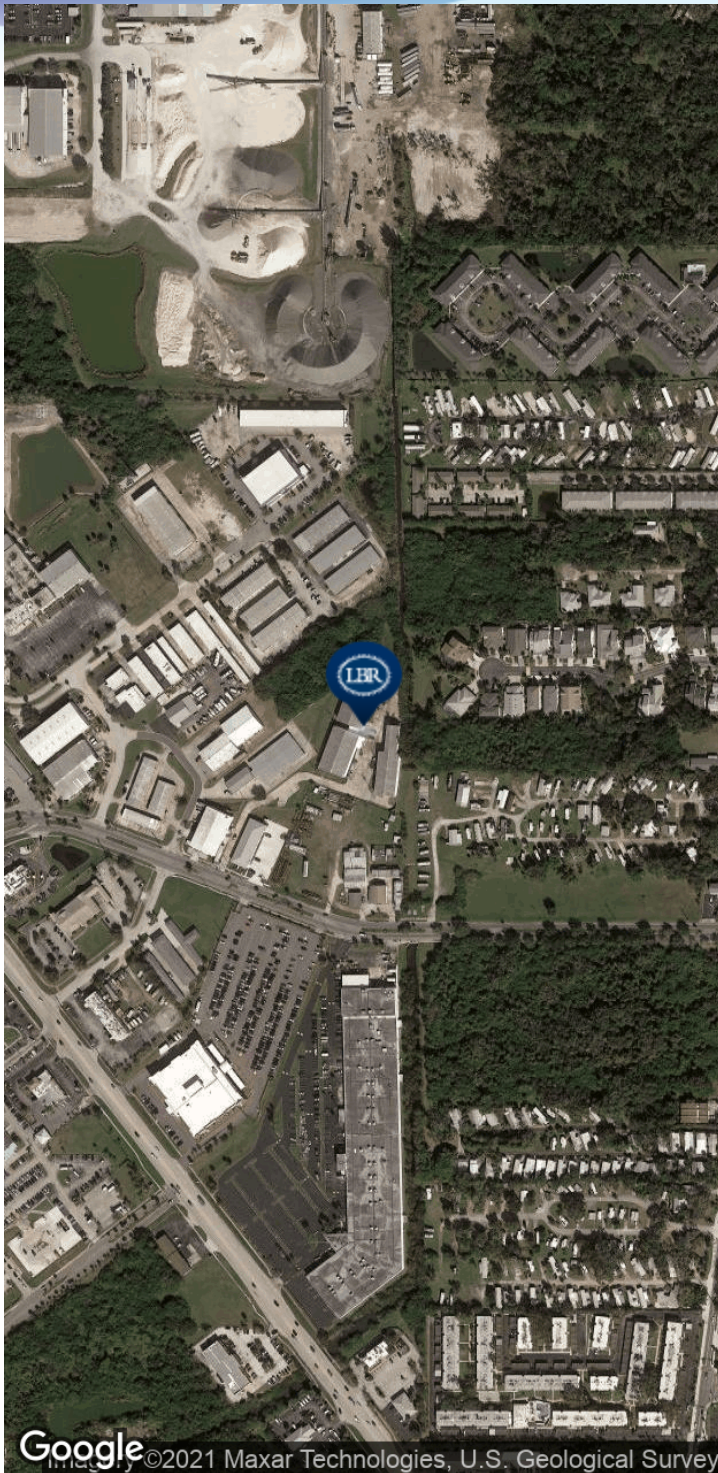
SUBJECT INFO					
Township:		Parcel No.:			
Property Address:					
City:		County:		State:	
				ZipCode:	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
PDC # 2 133' 80' B01 10640 SF 80' 133' Sketch by Apex Sketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	10640.0	426.0	10640.0

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
Township:		Parcel No.:			
Property Address:					
City:	County:	State:	ZipCode:		
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
PDC # 3 58' 130' 17' 81' 33' 81' 8 130' B01 10213 SF					
Sketch by Apex Sketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	10213.0	538.0	10213.0
				COMMENT TABLE 1	
				COMMENT TABLE 2	COMMENT TABLE 3

LOCATION MAP

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