



INDUSTRIAL PROPERTY FOR SALE

Port Canaveral Logistics Center - Class A Industrial / Flex/ Distribution/Warehouse

7700 US Highway 1 Titusville, FL 32780

FOR SALE | \$18,500,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker
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MIKE MOSS, SIOR

Principal | Industrial Team Director
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EXECUTIVE SUMMARY

Port Canaveral Logistics Center Class A Industrial / Flex/ Distribution/Warehouse •
7700 US Highway I Titusville, FL 32780



OFFERING SUMMARY

Sale Price:	\$18,500,000
Price / SF:	\$74.88
Lot Size:	12.8 Acres
Year Built:	2016
Building Size:	247,069 SF
Zoning:	M-2 City of Titusville
APN#:	23-35-12-03-1
Market:	North Brevard
Submarket:	Titusville

PROPERTY OVERVIEW

Class A +/- 247,069 sf -Industrial/Flex building - in a strong growth area
Potential for Above Average ROI when leased up and stabilized
Currently 45% Occupied with a mix of aerospace & distribution tenants in a strong growth area
Tilt Wall & 30' clear heights - Dock high & Drive in doors, 50x54 column spacing

Ideal location to serve the rapidly expanding Aerospace industry
Strategically Located within 10 miles of Kennedy Space Center and Major Aerospace firms like Blue Origin, One Web, Boeing, SpaceX, and many others.

Great Location for E-Commerce and Last mile Distribution on the fast growing Space Coast
Convenient, EZ Access to Major Transportation Arteries, I-95, SR528, US-1, Port Canaveral, FEC railway, Kennedy Space Center, Space Coast Regional & Orlando International Airports
Located in the Only Quinto-modal location in the country- Ship via Highway,Rail, Air, Sea & Space
Reach every major Florida Metro area and back in one day

Great opportunity to own the only Class "A" Industrial/Flex building located in the forefront of the next great frontier of the private and public space industry.

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PORT CANAVERAL LOGISTICS CENTER AT TITUSVILLE

7700 US Highway 1
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OVERVIEW

New 247,069 SF Class "A" Tilt Wall, Dock High, Rail-side Warehouse facility. Conveniently located near I-95 and immediate access to FL US 1. Located 6 miles north of SR-528 (Beachline), south of Titusville next to the Space Coast Regional Airport and close to Kennedy Space Center and Port Canaveral.



SPECIFICATIONS

Total Space:	247,069 SF
Total Space Available:	137,160 SF
Clear Height:	30'
Bays:	54' x 210'
Column Spacing:	54' x 50'
Floor System:	6" concrete, 4,000psi
Roof System:	Single-ply TPO
Fire Sprinkler:	ESFR
Power:	277/480 3 phase 6w amp
Truck Court:	130' deep w/60' concrete apron
Docks:	30-9'W x 10'H
Drive-in Doors:	4- 12'W x 14'H
Lighting:	T5 High Bay
Land:	12.8 Acres
Rail Proposed:	10 Doors
Divisible:	22,680 SF 9min)
Other:	22 Bays, Dock High, Tilt Wall

LBR - Lightle Beckner Robison, INC.

Brian Lightle, CCIM, SIOR (Broker / President) brian@teamLBR.com - (321) 722-0707 ext. 14

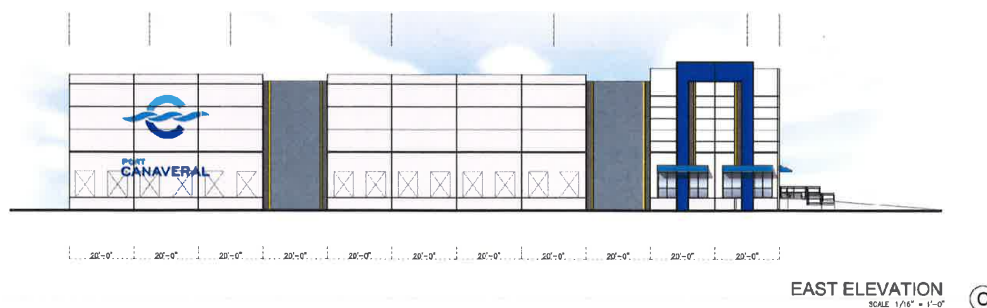
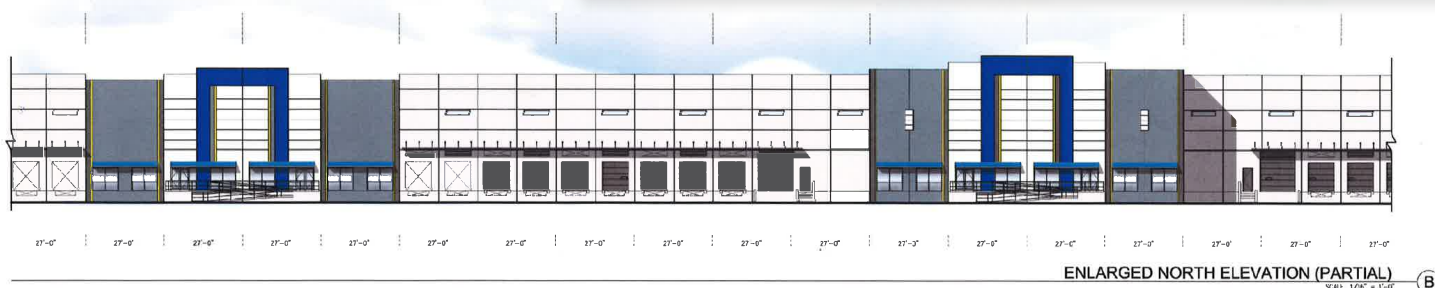
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Site to Port Canaveral	15 miles
Site to Kennedy Space Center	10 miles
Site to Orlando Intl Airport (MCO)	37 miles
Site to Tampa	121 miles
Site to Jacksonville	144 miles
Site to Miami	208 miles
Site to Atlanta	482 miles

60 miles	3,330,000
240 miles	18,650,000
480 miles	39,800,000



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www.teamlbr.com



ADDITIONAL PHOTOS

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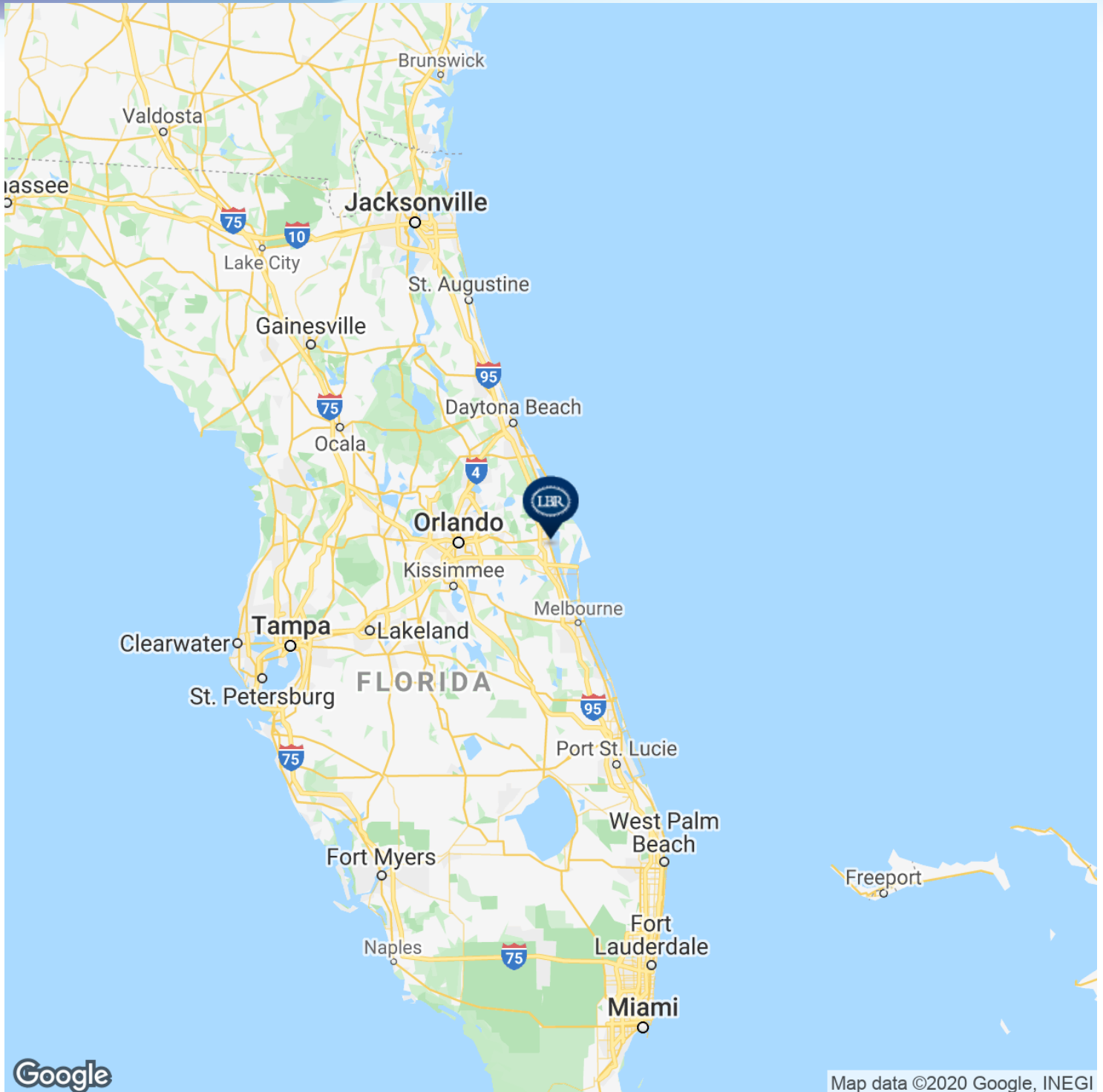
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LOCATION MAPS

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