



NEW SUBLEASE RENTAL RATE

CAPE CANAVERAL, FL

250-270 West Central Boulevard

INDUSTRIAL SUBLEASE OPPORTUNITY

Highlights:

- 37,101± SF in 2-3 buildings in Brevard County (10,200± SF - 10,800± SF with 4,800± SF mezz.)
- 18'± clear height center pitch buildings
- Pre-engineered steel beams and silicon coated iron roof
- 3-phase, 480-volt power with 400-800+ amps in each building
- 2-dock doors and many drive-in doors (with 14'x16' overhead door)
- Built in 1988, 3.11 acres with C-2 zoning
- Fully sprinklered & HVAC in all three buildings
- Security fenced access and surveillance cameras
- Located one mile south of Port Canaveral just east of A1A, the Space Coast's main north-south thoroughfare



Sublease Highlights

Size:	37,101± SF
Rent:	\$8.75-\$9.50 NNN \$4.00± CAM
Availability:	Immediate
Term:	March 31, 2027

For information, please contact:

Jason Schrago

t 321-316-3017

Jason.Schrago@nrmk.com

NEWMARK

400 Park Avenue South, Suite 220, Winter Park, FL 32789 | nrmk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



Mezzanine Storage



High Density Racking



Multiple AC units in each building

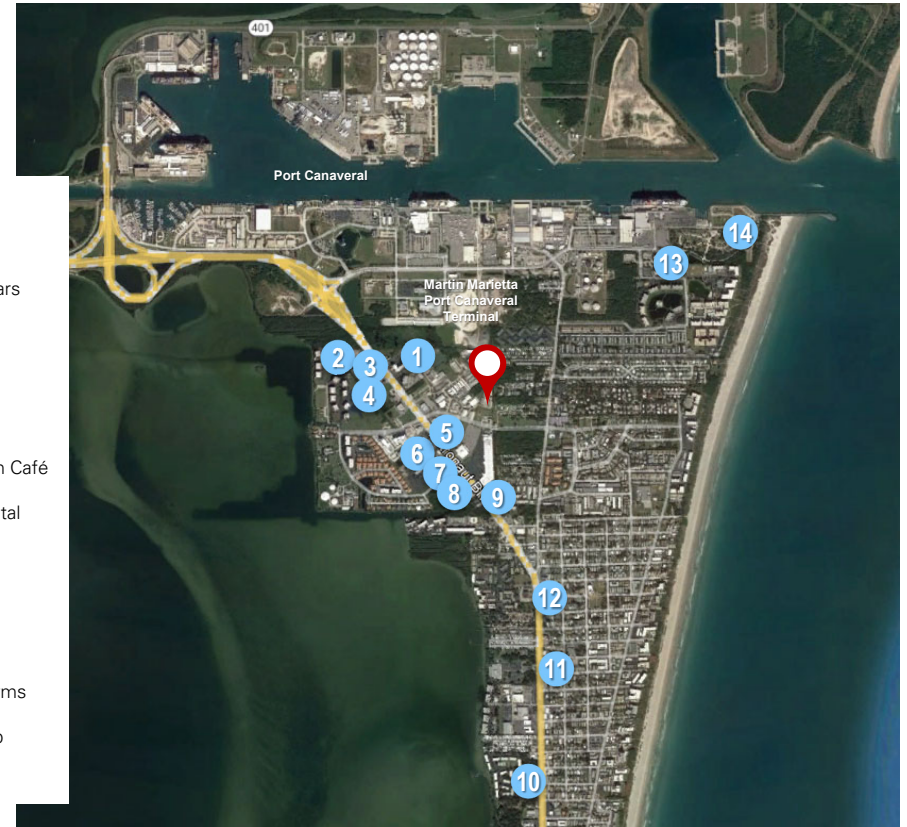


Outside Storage

PHOTOS & AERIAL MAP

250-270 West Central Boulevard

- 1 Hampton Inn
- 2 Country Inn
- 3 Exotic Rental Cars
- 4 Residence Inn
- 5 McDonald's
- 6 Radisson
- 7 Southern Charm Café
- 8 Budget Car Rental
- 9 Twistee Treat
- 10 Sage Bistro
- 11 BP Gas Station
- 12 Cumberland Farms
- 13 Holiday Inn Club
- 14 Jetty Park



LOCATION OVERVIEW

- Adjacent to Port Canaveral
- 3± miles to SR 520
- 15± miles to Kennedy Space Center and Exploration Park
- 26± miles to Melbourne International Airport
- 45± miles to Orlando International Airport

For information, please contact:

Jason Schrago

t 321-316-3017

Jason.Schrago@nmrk.com

NEWMARK

400 Park Avenue South, Suite 220, Winter Park, FL 32789 | nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.