

# Opportunity To Occupy Or Continue Collecting Income

2075 & 2095 Silver Star Road, Titusville, FL 32796

**Centrally Located / Fenced & Gated / Light Industrial Zoning**



## OFFERING SUMMARY

**Sale Price:** \$1,300,000

**Acreage:** 0.43 Acres

**Facility SF:** 11,153 SF

**Zoning:** City of Titusville Light Industrial Services & Warehousing (M-1)

## PROPERTY OVERVIEW

Unit A: 1,445 SF Metal Warehouse with est. 13' 7" Clear Height.  
 Unit B: 4,560 SF Block Warehouse + 588 SF Mezzanine. 16' 10" +/- Clear Height  
 Unit C: 4,560 SF Metal Warehouse. Clear Height Ranges 14' 6" - 15' +/-  
 Total of Five Grade Level Doors. 1 Electric Meter  
 Well/Septic, 3-Phase 120/240v 200Amp FPL Electric  
 New Well Water Filtration System, Serviced Quarterly  
 M-1 Zoning: Warehousing, Light Manufacturing, Distribution, Repair & More!  
 All Occupants on Month-to-Month Agreements (DO NOT DISTURB)

## LOCATION OVERVIEW

Conveniently positioned just off of US1 in the northern portion of vibrant Brevard County. Surrounding employers include Arthur Dunn Airport, Eastern Florida State College, Parrish Medical Center, and Titusville Marina to name a few. Interstate 95 is approximately 3-miles away, Kennedy Space Center approximately 15-miles, and Port Canaveral approximately 26-miles. Make this the future home for your business today!

### Zachary Ullian

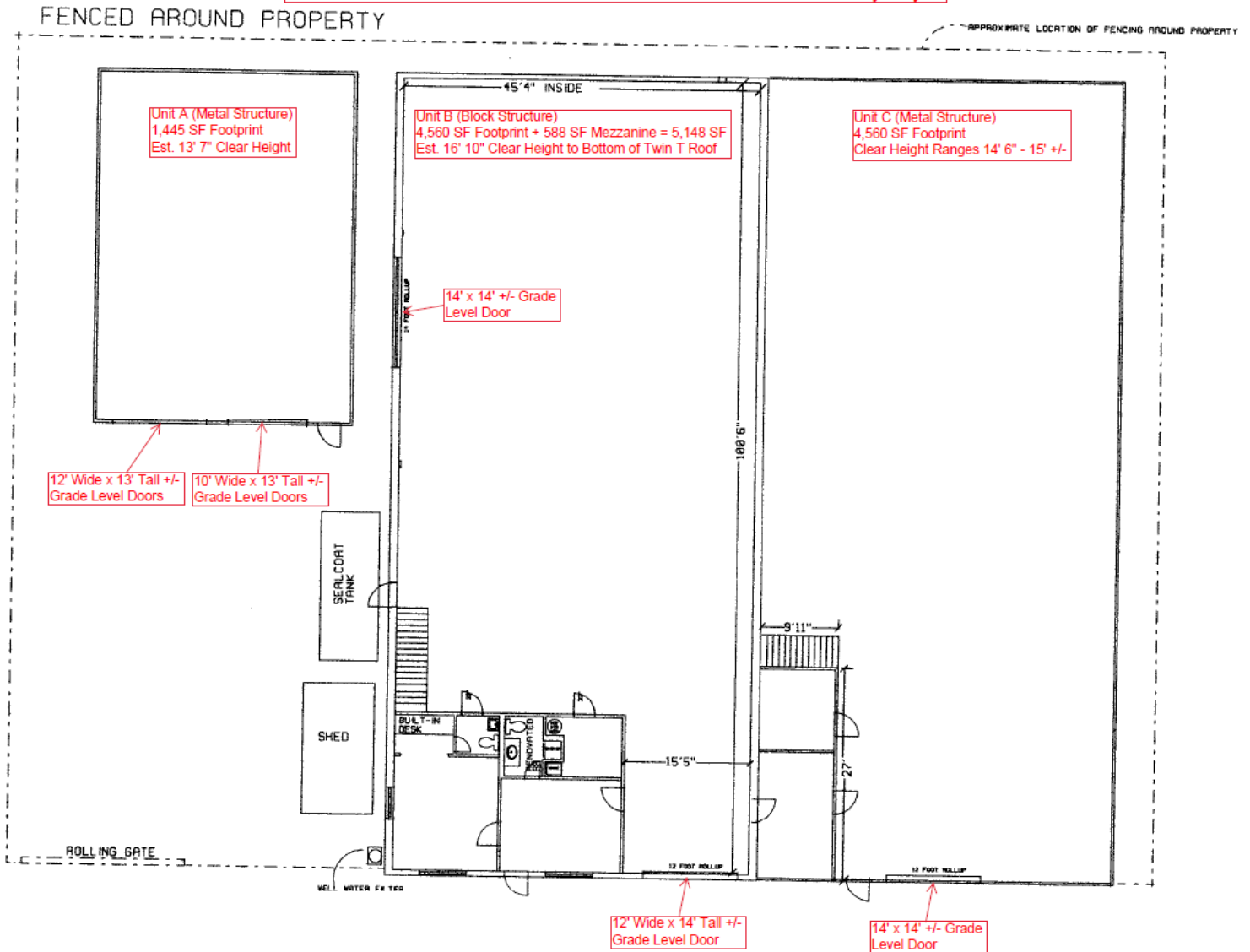
Broker Associate  
 Cell: 321.750.3439  
 zach@ullianrealty.com

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## Floor Plan

Dimensions/Measurements are estimates and are to be verified by Buyer



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Broker Associate

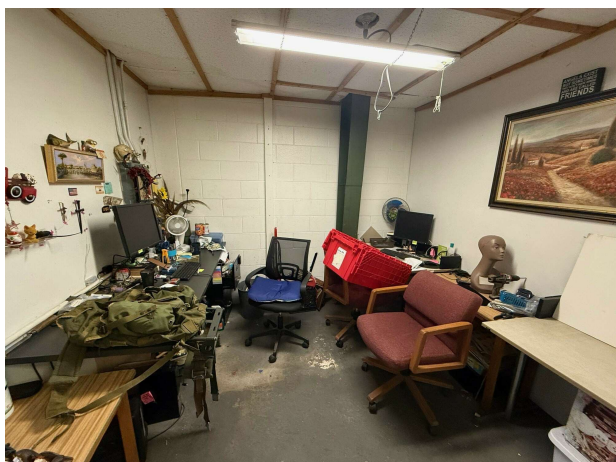
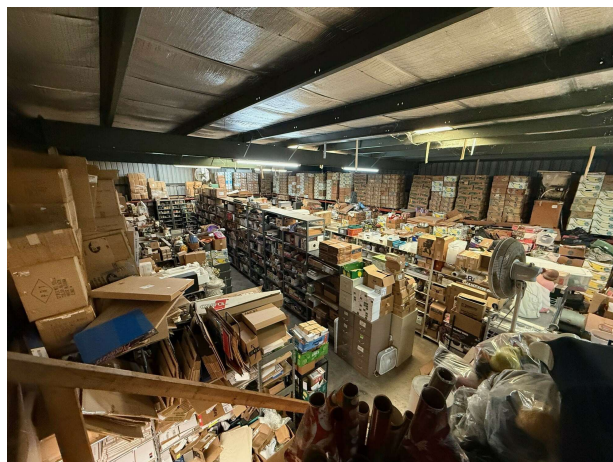
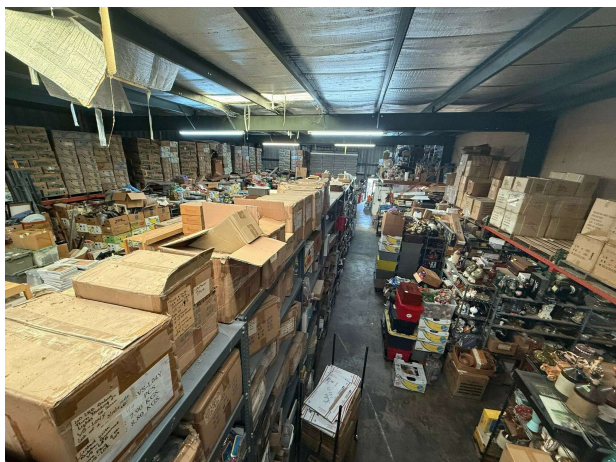
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## Additional Photos



**Zachary Ullian**

Broker Associate

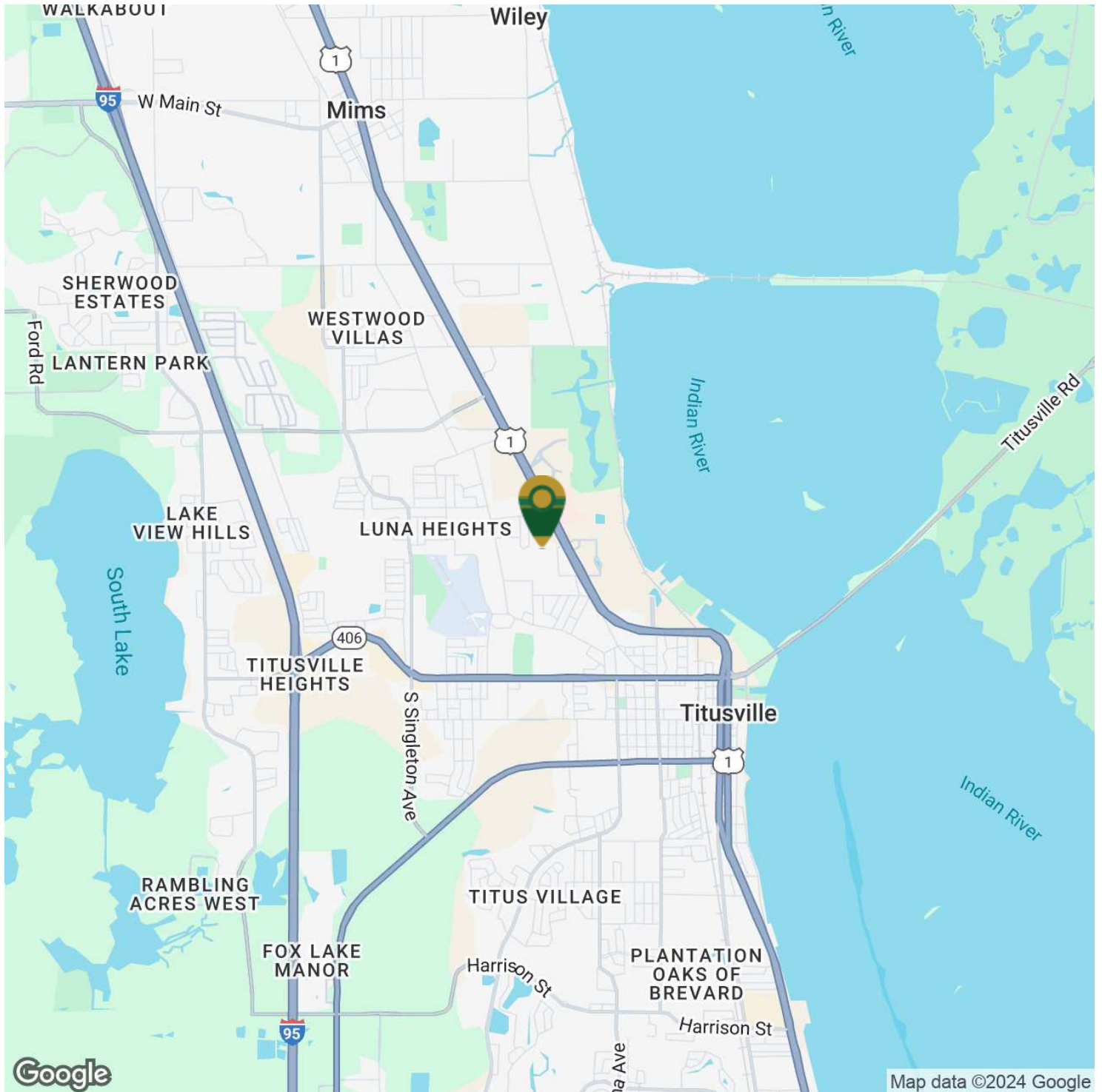
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## Location Map



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