The $ULLIAN REALTY_{Corporation}$

Opportunity To Occupy Or Continue Collecting Income

2075 & 2095 Silver Star Road, Titusville, FL 32796

Centrally Located / Fenced & Gated / Light Industrial Zoning



OFFERING SUMMAR	RY	PROPERTY OVERVIEW
Sale Price:	\$1,300,000	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
Acreage:	0.43 Acres	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
Facility SF:	11,153 SF	M-1 Zoning: Warehousing, Light Manufacturing, Distribution, Repair & More! All Occupants on Month-to-Month Agreements (DO NOT DISTURB) LOCATION OVERVIEW
Zoning:	City of Titusville Light Industrial Services & Warehousing (M-1)	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

Zachary Ullian

the future home for your business today!

Broker Associate Cell: 321.750.3439 zach@ullianrealty.com

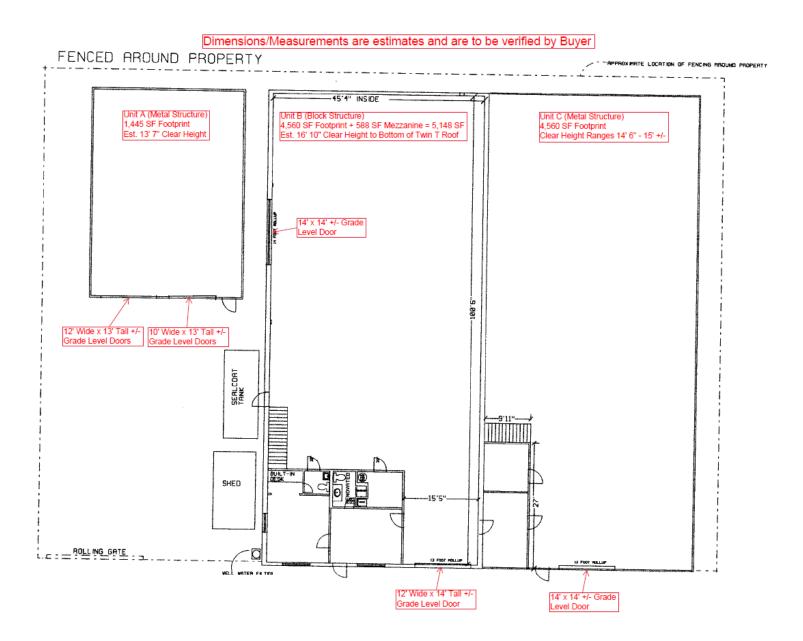
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

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Floor Plan





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Opportunity To Occupy Or Continue Collecting Income 2075 & 2095 Silver Star Road, Titusville, FL 32796 Location Map WALKABOUI Wiley W Main St Mims SHERWOOD ESTATES WESTWOOD Ford Rd VILLAS LANTERN PARK THUSHIERd Indian Rive LAKE VIEW HILLS LUNA HEIGHTS South Lake (406) TITUSVILLE HEIGHTS S Titusville Singleton Ave 1 Indian River RAMBLING TITUS VILLAGE ACRES WEST FOX LAKE Harrison Sy PLANTATION MANOR OAKS OF BREVARD Harrison St 95 Ave Coople Map data ©2024 Google 0

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