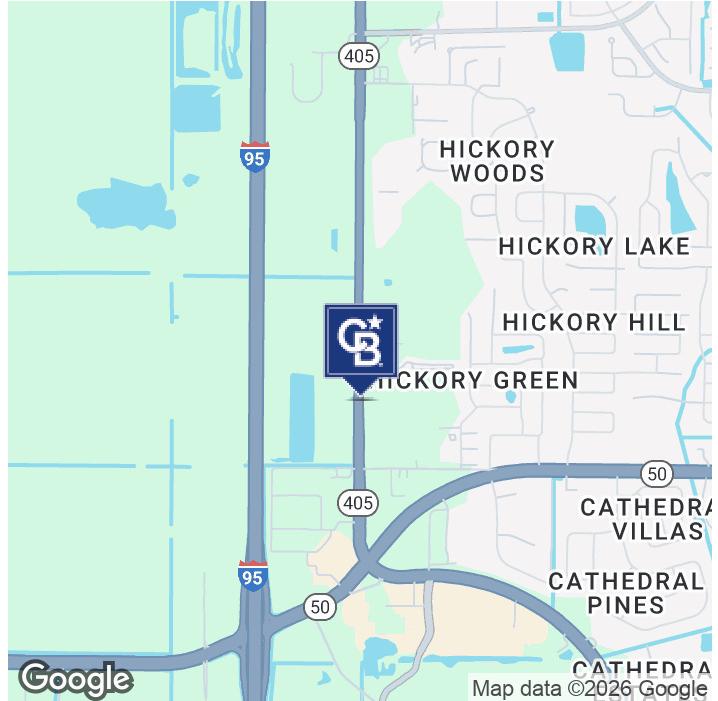


SALE

TITUSVILLE INDUSTRIAL BUILDING W/ OUTSIDE STORAGE

4555 South St Titusville, FL 32780



Sale Price	\$3,250,000
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OFFERING SUMMARY

Lot Size:	231,421 SF
Number of Units:	1
Price / SF:	\$433.33
Year Built:	2004
Zoning:	M-3

PROPERTY OVERVIEW

7500 sf industrial building on a cleared 5.4 AC parcel with M-3 zoning. The most recent use of the property was an electrical infrastructure contractor. The entire 5.4 AC property has perimeter fencing and is secure. Building has an open layout and a 650 sf office area. Building has 3-phase power and a clean Phase 1 environmental survey.

LOCATION OVERVIEW

5.4 AC site located on Titusville's west side. Located just off FL 50 (Cheney Highway), Interstate 95 access is approximately one mile from the property. Kennedy Space Center is 10 miles from the site.

PROPERTY HIGHLIGHTS

- 5.4 AC industrial land with 7,500 sf warehouse.
- One mile from Interstate 95
- 10 miles to Kennedy Space Center
- 20 miles from Port Canaveral

Robert Rand, CCIM, SIOR
Broker
O: (386) 672-8530 | C: (386) 295-9827
brand@cbcbenchmark.com

Kayden Schaper
Realtor Associate
O: (386) 672-8530 | C: (386) 262-5079
kschaper@cbcbenchmark.com

Holly Booth
Commercial Sales Associate
O: (386) 672-8530 | C: (678) 898-2721
hbooth@cbcbenchmark.com


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