

INDUSTRIAL PORTFOLIO – TITUSVILLE & NEWBERRY, FLORIDA | 10 YEAR TRUE NNN LEASE



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

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BOSSHARDT

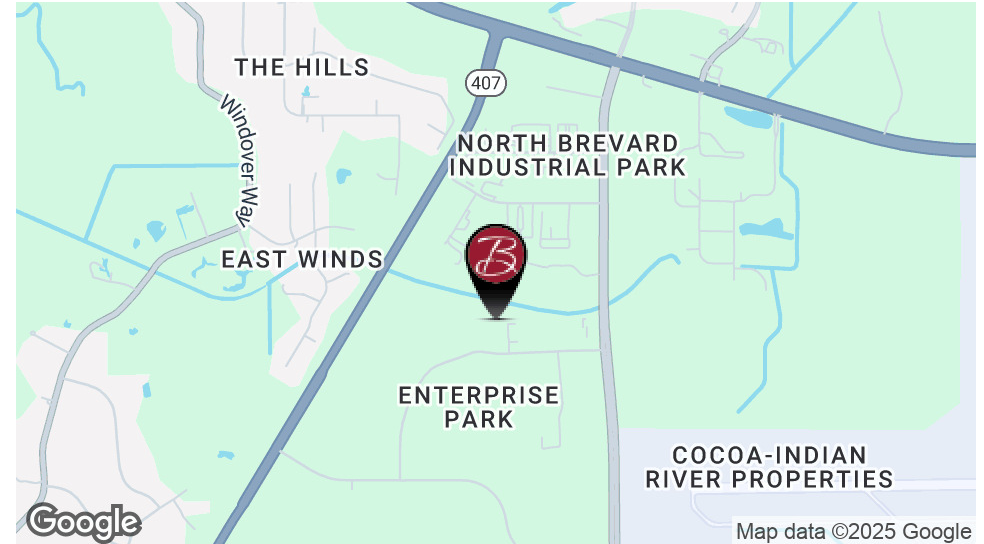
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

INDUSTRIAL PORTFOLIO 10 YEAR TRUE NNN LEASE

EXECUTIVE SUMMARY

1540 Armstrong Dr | Titusville, FL 32780



OFFERING SUMMARY

Sale Price:	\$3,794,600
Building Size:	9,717 SF
Lot Size:	6.99 Acres
Price / SF:	\$390.51
Cap Rate:	7.0%
NOI:	\$265,625
Year Built:	2022
Zoning:	PID

PROPERTY OVERVIEW

This portfolio offering features two recently constructed industrial assets in Titusville and Newberry, Florida, delivering both long-term stability and future growth potential under 10-year true NNN leasebacks. The Titusville property, built in 2022, includes over 14,000 square feet of office, warehouse, and covered storage on nearly five acres with additional land available for expansion. Situated within Florida's Space Coast, the area is fueled by aerospace, defense, and advanced manufacturing tied to Kennedy Space Center and Cape Canaveral. With direct access to I-95 and US-1, the property is connected to Orlando, Daytona Beach, and the broader Central Florida economy, while limited new supply and rising construction costs strengthen market fundamentals.

The Newberry property, constructed in 2021, complements the portfolio with diversification in the Gainesville/Newberry growth corridor. The site offers flexible CI zoning, nearly 5,000 square feet of functional space, and an additional acre of land that supports expansion or redevelopment. Positioned along Newberry Road with quick access to I-75, the location benefits from the University of Florida, UF Health, and steady population and business growth in the region. Together, the assets generate a combined NOI of \$265,625, making this portfolio a compelling investment opportunity that blends Space Coast stability with Gainesville's high-growth potential.

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BASE RENT TERMS

SUITE	TENANT NAME	SIZE SF	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Titusville- Alpha-Omega Training and Compliance, Inc.	14,400 SF	-	\$13.14	\$189,274	October 1st 2025	September 30th 2035
-	Newberry- Alpha-Omega Training and Compliance, Inc.	5,355 SF	-	\$14.26	\$76,351	October 1st 2025	September 30th 2035
TOTALS		19,755 SF			\$265,625		
AVERAGES				\$13.70			

Enter comments here...

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ALPHA-OMEGA TRAINING & COMPLIANCE, INC.



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Alpha Omega Training & Compliance, Inc. (AOTC) is a veteran owned and employee owned environmental and safety services company headquartered in Cocoa, Florida, with additional offices and response centers in Titusville, Tampa, Newberry, and Byron/Macon, Georgia. Serving clients throughout Florida, Georgia, Alabama, South Carolina, and North Carolina, AOTC has established itself as a trusted partner to industrial, municipal, and federal clients by combining technical expertise, rapid deployment, and a safety first culture.

Since its founding, AOTC has specialized in environmental engineering and remediation, occupational health and safety training, emergency response, utility support, and industrial services. The company offers 24/7 emergency spill response for land and marine cleanup, hazardous releases, and industrial accidents. Its OSHA certified training programs cover HAZWOPER, confined space entry, aerial lift rescue, fall protection, CPR and first aid, and a wide range of regulatory compliance topics. AOTC also provides full service environmental consulting and remediation, including site assessments, permitting, compliance planning, soil and groundwater cleanup, and hazardous materials management.

Industrial and waste management services include hazardous and nonhazardous waste characterization, sampling, manifesting, transportation, disposal, and facility decontamination. AOTC's approach also extends to utility and industrial support services such as facility cleaning, decommissioning assistance, and specialized safety management for power generation facilities, manufacturing operations, and large construction projects.

AOTC's team includes professional engineers, geologists, scientists, industrial hygienists, and safety specialists with decades of combined experience. Their work spans complex multi phase projects such as underground storage tank closures, soil and groundwater remediation, biohazard cleanup, listed species surveys, and regulatory compliance audits. Clients include leading organizations such as the Department of Defense, NASA, United Launch Alliance, Lockheed Martin, Florida Power and Light, Siemens, Blue Origin, L3Harris, and the Orlando Utilities Commission.

What sets AOTC apart is its employee ownership culture, ensuring every team member is personally invested in the success of each project, and its veteran leadership, which brings discipline, integrity, and mission focus. With a strong regional footprint and proven ability to mobilize quickly, AOTC delivers scalable, cost effective solutions that reduce liability, protect the environment, and ensure compliance with evolving regulations.



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SERVICES



Emergency Spill Response

We're there when you need us. Our emergency spill response services are available 24/7 for both the public and private sector.



Environmental Remediation

We offer a wide range of environmental remediation services to accelerate your project and avoid costly fees and fines.



Environmental Engineering

Our environmental engineering services offer full-service support in a variety of areas for small to large-scale projects.



Industrial Waste Management

Don't spend a fortune due to violations. Our Industrial Waste Management services can help minimize your liabilities & save you money.



Safety & Compliance Training

Our education programs offer a proactive approach to compliance issues by identifying risks & providing a comprehensive plan.



Occupational Health & Safety

We take a hard look at your business & develop a customized plan to ensure you remain compliant & avoid costly fees.

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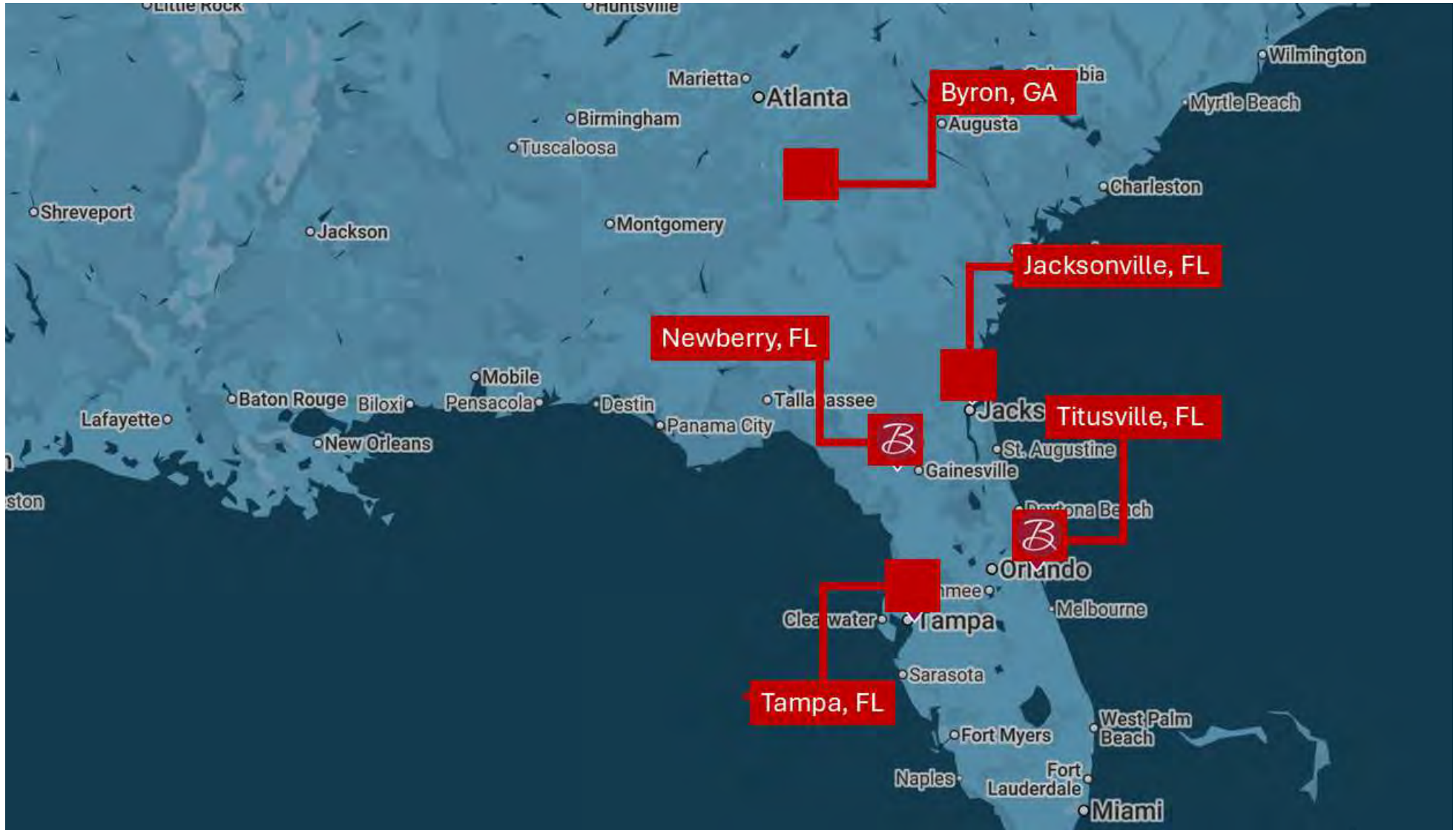


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COMMERCIAL & LAND DIVISION

INDUSTRIAL PORTFOLIO – TITUSVILLE & NEWBERRY, FLORIDA | 10 YEAR TRUE NNN LEASE

REGIONAL OFFICES



FOR MORE INFORMATION:



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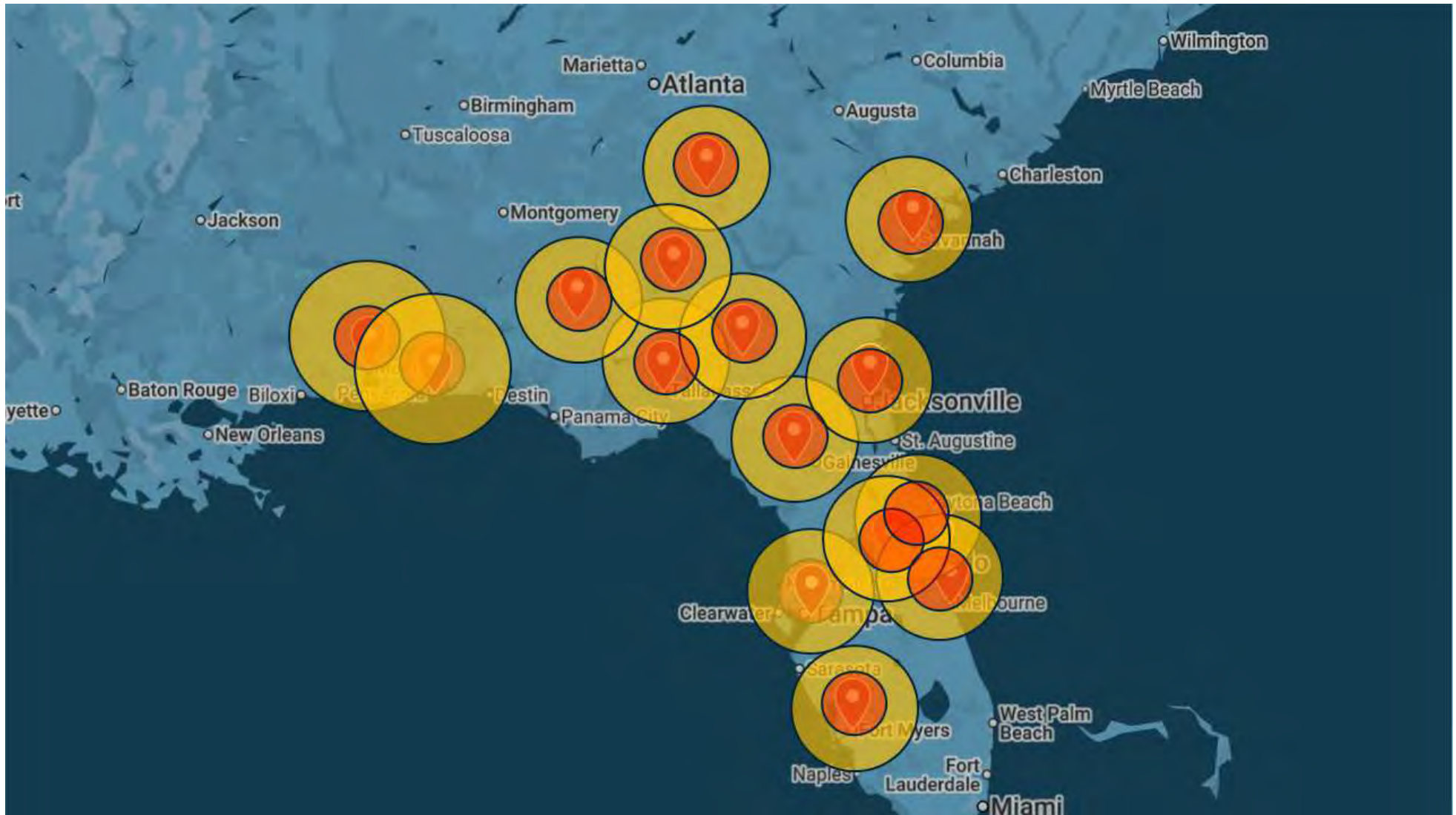


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SATELLITE OFFICES AND AREAS OF COVERAGE



FOR MORE INFORMATION:



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COMMERCIAL & LAND DIVISION

SOLAR PANNELS



1540 ARMSTRONG DRIVE TITUSVILLE, FL 32507

The Titusville property is powered by a large rooftop solar power plant designed to enhance sustainability and reduce operating costs. Installed in 2025, the system is rated at 41.8 kWp and generates approximately 62,650 kWh of clean electricity annually. It is built with 102 Hyundai 410W solar panels paired with a 43 kW SolarEdge inverter and mounted on SolarStack racking, ensuring durability and long-term reliability. The system is engineered for efficiency, with an average yearly degradation rate of only 0.5 percent.

By incorporating renewable energy infrastructure, the Titusville facility not only offsets utility expenses but also supports long-term energy resilience and environmental stewardship. This solar installation strengthens the property's appeal to tenants and investors who value sustainability, cost savings, and modern building enhancements.

25207 NW 8TH LANE NEWBERRY, FL 32780

The Newberry property is equipped with a modern rooftop solar power plant designed to enhance efficiency and sustainability. Installed in 2025, the system is rated at 15.6 kWp and produces approximately 22,000 kWh of clean energy annually. Built with 38 Hyundai 410W solar modules paired with IQ8+ microinverters and IronRidge racking, the system is engineered for long-term performance with an average yearly degradation rate of just 0.5 percent. This investment not only reduces utility costs but also aligns with modern environmental and energy efficiency standards. The addition of renewable energy infrastructure makes the property more attractive to tenants and investors seeking sustainable facilities while providing long-term operational savings and reliability.

FOR MORE INFORMATION:



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**1540 ARMSTRONG DRIVE
TITUSVILLE, FL 32520**

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INDUSTRIAL PORTFOLIO – TITUSVILLE & NEWBERRY, FLORIDA | 10 YEAR TRUE NNN LEASE

PROPERTY DETAILS

1540 Armstrong Dr. Titusville , FL 32780



OFFERING SUMMARY

Building Size:	9,600 SF Main Building 4,800 SF covered storage
Lot Size:	4.96 Acres
Number of Buildings:	2
Year Built:	2022
Zoning:	PID

PROPERTY OVERVIEW

Modern industrial asset located in Titusville, Florida, within the thriving Space Coast market. Built in 2022 and expanded in 2023, the property totals 9,600 square feet comprised of 5,037 square feet of office, 4,563 square feet of warehouse, and 4,800 square feet of outdoor storage on nearly five acres of land. The site benefits from PID zoning, which permits a wide mix of light industrial, warehouse, fabrication, research, and office uses under a planned industrial park framework. In addition to its flexible layout and functional design, the property includes a rooftop solar photovoltaic system designed to offset electricity costs and enhance long-term sustainability.

The surrounding Titusville and North Brevard County market is supported by robust aerospace, defense, and high-tech manufacturing activity linked to Cape Canaveral and the Kennedy Space Center. With vacancy rates remaining low and new construction limited due to rising costs, demand for turnkey office-warehouse properties is strong among both local businesses and out-of-market users.

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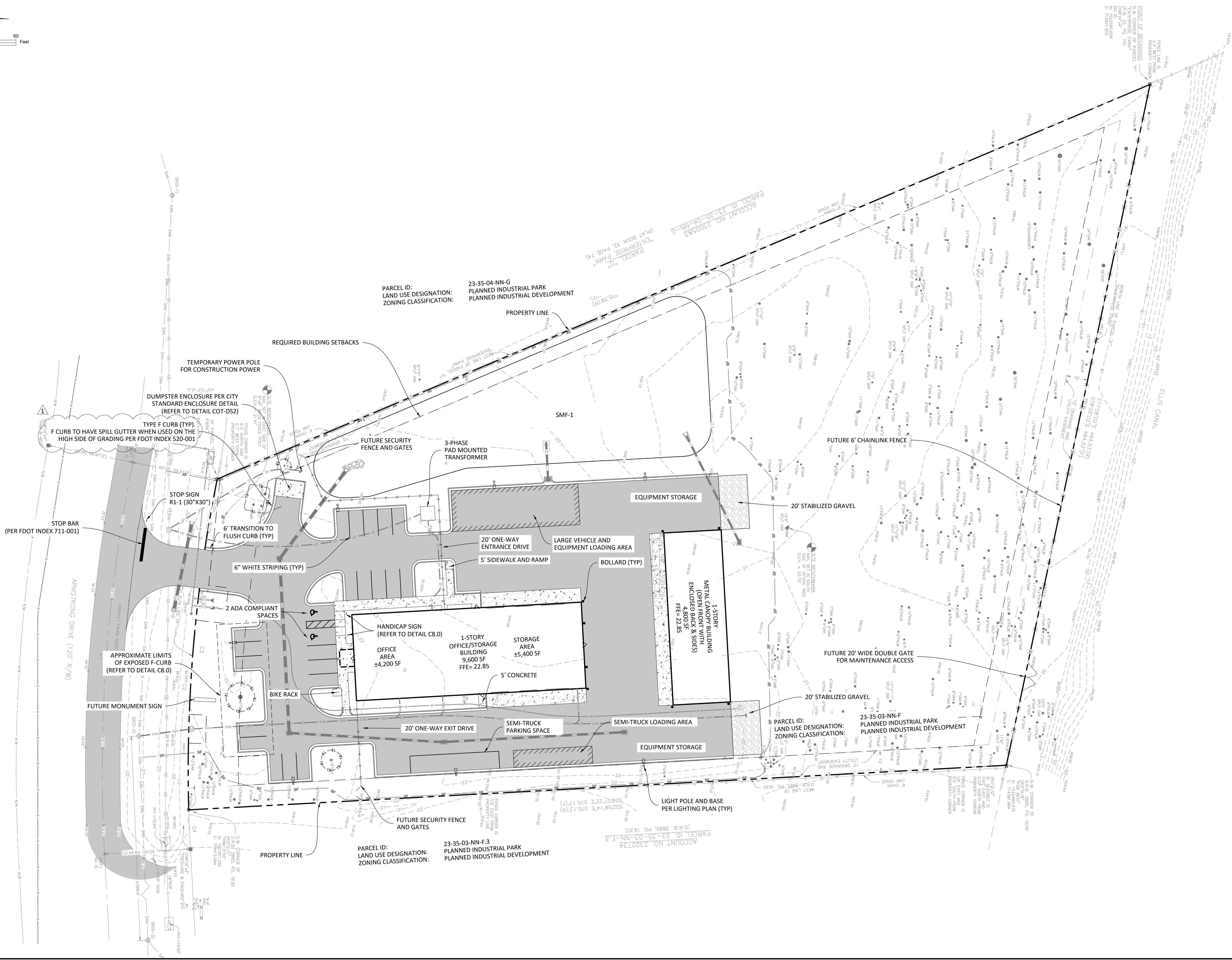
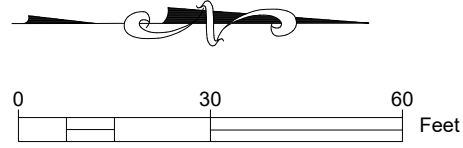
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BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION




CONSTRUCTION PLANS FOR		AOTC TITUSVILLE		BREVARD COUNTY, FLORIDA		DO NOT SCALE THIS DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE	
SITE GEOMETRY AND MARKING PLAN							
DESIGNED BY		NO.		DATE		DESCRIPTION	
---		1		5/19/2021		REVISED PER CITY COMMENTS DATED 5/18/2021	
DRAWN BY		---		---		WDM	
CHECKED BY		---		---			
APPROVED BY		---		---			



DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Certificate of Authorization No. 2648
706 SW 4th Avenue • Gainesville, Florida 32601
Phone: 352.371.2741 Fax: 352.372.4318 www.drmp.com

David C. Sowell, P.E.
State of Florida # 68531



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State of Florida # 68531

PROJECT NO:
20-0396.000

SCALE:
AS SHOWN

DATE:
MAY 2021

DRAWING:
C5.0

This document has been digitally signed and sealed. The signature and seal are date adjacent to the seal. Printed copies are not considered signed and sealed and are not valid for electronic copies verified on all electronic copies.

INDUSTRIAL PORTFOLIO – TITUSVILLE & NEWBERRY, FLORIDA | 10 YEAR TRUE NNN LEASE

Property Details



**25207 NW 8TH LANE
NEWBERRY, FL 32780**

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PROPERTY DETAILS

25207 NW 8th Lane Newberry, FL 32780



OFFERING SUMMARY

County	Alachua
Tax Parcel ID's	01894-010-017 and 1894-010-014
Lot Size Total (2 Parcels)	2.03 Acres
Building Size:	5,355 SF
Year Built	2021
Zoning	Commercial Intensive (CI)

PROPERTY DESCRIPTION

The property at 25207 NW 8th Lane in Newberry, Florida, is a modern industrial and flex facility built in 2021 with a total building area of 4,500 square feet. It includes 1,560 square feet of office space, 2,940 square feet of warehouse space, and an 855 square foot covered area, situated on just over two acres across two parcels. The site benefits from CI (Commercial Intensive) zoning, which allows for a wide range of high-intensity commercial uses such as retail, restaurant, automotive, medical/professional office, warehousing, hospitality, and contractor services. This zoning flexibility, combined with the property's adjacent vacant acre, provides room for future expansion or redevelopment opportunities. In addition, the facility is equipped with a rooftop solar system producing renewable energy and enhancing long-term operational efficiency.

Located in the fast-growing Gainesville/Newberry corridor, the property is supported by strong demographic and economic trends. Newberry and the surrounding Alachua County market continue to experience commercial and residential expansion fueled by population growth, infrastructure investment, and proximity to Gainesville's University of Florida and UF Health systems. Demand for well-maintained, low-maintenance industrial and flex properties remains very strong in this corridor, while limited new construction and rising building costs make existing facilities increasingly valuable. With its modern design, flexible zoning, solar infrastructure, and expansion potential, the Newberry property is well positioned to capture both local business demand and out-of-market users seeking a strategic foothold in one of North Central Florida's most dynamic growth markets.

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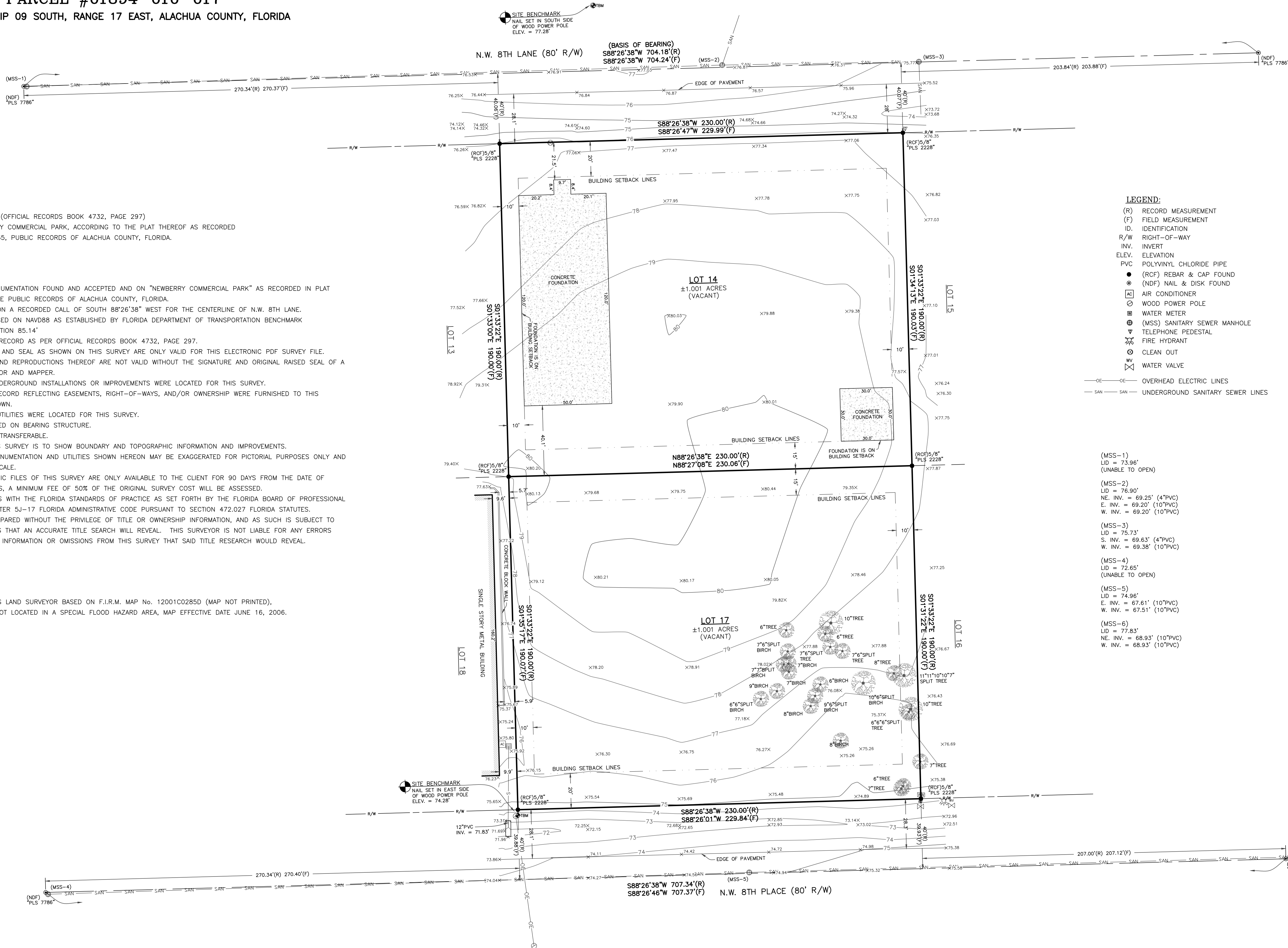
COMMERCIAL & LAND DIVISION

BOUNDARY AND TOPOGRAPHIC SURVEY

TAX PARCEL #01894-010-014 &

TAX PARCEL #01894-010-017

SECTION 33, TOWNSHIP 09 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA



LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 4732, PAGE 297)
LOT 14 AND 17, NEWBERRY COMMERCIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 22, PAGE 65, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "NEWBERRY COMMERCIAL PARK" AS RECORDED IN PLAT BOOK 22, PAGE 65 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 2. BEARINGS ARE BASED ON A RECORDED CALL OF SOUTH 88°26'38" WEST FOR THE CENTERLINE OF N.W. 8TH LANE.
 3. VERTICAL DATUM IS BASED ON NAVD88 AS ESTABLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK BM/56/96/A/01 AT ELEVATION 85.14'
 4. LAND DESCRIPTION OF RECORD AS PER OFFICIAL RECORDS BOOK 4732, PAGE 297.
 5. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
 6. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 7. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
 8. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 9. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
 10. NORTH ARROW IS BASED ON BEARING STRUCTURE.
 11. CERTIFICATION IS NOT TRANSFERABLE.
 12. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY AND TOPOGRAPHIC INFORMATION AND IMPROVEMENTS.
 13. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
 14. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
 15. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
 16. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

FLOOD ZONE:
IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON F.I.R.M. MAP No. 12001C0285D (MAP NOT PRINTED),
THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, MAP EFFECTIVE DATE JUNE 16, 2006.

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- ID. IDENTIFICATION
- R/W RIGHT-OF-WAY
- INV. INVERT
- ELEV. ELEVATION
- PVC POLYVINYL CHLORIDE PIPE
- (RCF) REBAR & CAP FOUND
- ⊙ (NDF) NAIL & DISK FOUND
- ☐ AIR CONDITIONER
- ⊙ WOOD POWER POLE
- ⊙ WATER METER
- ⊙ (MSS) SANITARY SEWER MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ FIRE HYDRANT
- ⊙ CLEAN OUT
- ⊙ WATER VALVE
- OE—OE— OVERHEAD ELECTRIC LINES
- SAN—SAN— UNDERGROUND SANITARY SEWER LINES

(MSS-1)
LID = 73.96'
(UNABLE TO OPEN)

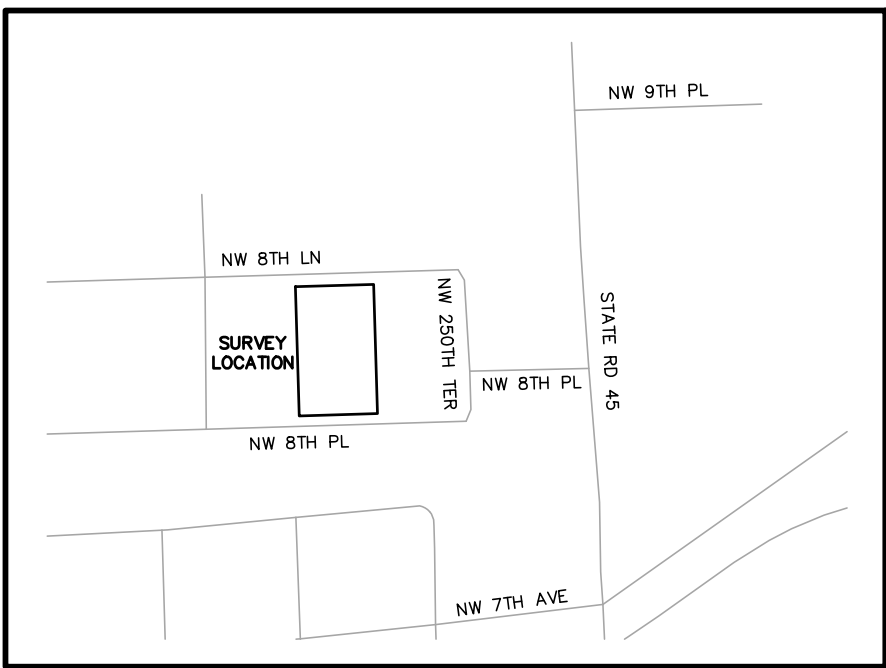
(MSS-2)
LID = 76.90'
NE. INV. = 69.25' (4"PVC)
E. INV. = 69.20' (10"PVC)
W. INV. = 69.20' (10"PVC)

(MSS-3)
LID = 75.73'
S. INV. = 69.63' (4"PVC)
W. INV. = 69.38' (10"PVC)

(MSS-4)
LID = 72.65'
(UNABLE TO OPEN)

(MSS-5)
LID = 74.96'
E. INV. = 67.61' (10"PVC)
W. INV. = 67.51' (10"PVC)

(MSS-6)
LID = 77.83'
NE. INV. = 68.93' (10"PVC)
W. INV. = 68.93' (10"PVC)



SCALE: 1" = 30'
DEREN LAND SURVEYING
"ACCURACY COUNTS — KNOW YOUR BOUNDARIES"

DATE OF BOUNDARY AND TOPOGRAPHIC SURVEY: 03-16-2020
DATE OF FOUNDATION LOCATION: 01-06-2021

CERTIFY SURVEY TO:
ALPHA OMEGA TRAINING CENTER
RENASANT BANK

SCALE: 1" = 30'

BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

PAGE 1 OF 1

DATE: 07-01-2021
DRAWN BY: GUY
FIELD BOOK: 401/12-13; 414/77

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SURVEYING, LLC. LB No. 7996



David Deren
Digitally signed by
David Deren
Date: 2021.01.07
12:23:12 -0500
PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

JOB
NO. 20065

ACAD
FILE: 21-20065-2

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Direct: **352.256.2112** | Cell: **352.256.2112**

PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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