

FOR SALE or LEASE

1280 W Central Blvd, Cape Canaveral, FL 32920



NEW PRICE REDUCTION FOR SALE OFFERING

Introducing an exceptional investment or owner/ user opportunity in Cape Canaveral, FL. This +/- 11,920 SF industrial property, has a prime location and versatile zoning (C-2) for industrial, warehouse, or distribution use. Stand Alone Building presents an ideal space for businesses seeking a strategic presence in a desired commercial area with ample space to provide a solid foundation for growth and operational efficiency.

Located within minutes of Port Canaveral, SR 528 and Major Transportation Routes

Zoned Light Industrial for Warehouse and Manufacturing Use

Non HVAC Warehouses Areas +/- 8720 sf with 3 Roll Up Doors

Multiple Offices on the First and Second Floors

Break Area, +/-3200s sf

PROPERTY HIGHLIGHTS

- 11,920 SF industrial building



PROPERTY HIGHLIGHTS

- 11,920 SF industrial building
- 1 unit, built in 1984
- C-2 Zoning Cape Canaveral
- 3-phase 600 amp 120 208V
- Center height of 20'
- Eave height of 18'
- Fire suppression system
- Three grade level doors
- Sizes: 12x14, 12x12, 12x12

OFFERING SUMMARY

Sale Price:	\$1,980,000.00
Lease Rate:	\$14.75 SF/yr (NNN)

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

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70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos



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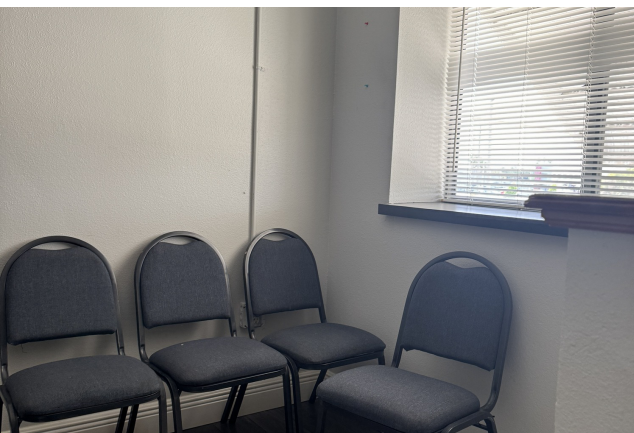
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| 280 W Central Blvd, Cape Canaveral, FL 32920

Additional Photos



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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
Township:	Parcel No.:				
Property Address:					
City:	County: State: ZipCode:				
Owner:					
Client:	Client Address:				
Appraiser Name:	Inspection Date:				
SKETCH					
<div><div><div>CVPTL 162 SF</div><div>27'</div><div>107'</div><div>80'</div><div>B01</div><div>128'</div><div>21'</div><div>B02 B1</div></div></div> <div>Sketch by Apex Sketch</div>					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	10240.0	416.0	10240.0
B02	B2	1.0	1680.0	202.0	1680.0
CVPTL	Covered Patio	1.0	162.0	66.0	162.0
COMMENT TABLE 1		COMMENT TABLE 2		COMMENT TABLE 3	

SCALE: 1" = 20'

This Map of Survey and the survey in which it is based were prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes All items of the table A and BI thereof.



LEGAL DESCRIPTION:

A portion of Section 15, Township 24 South, Range 37 East, the City of Cape Canaveral, Brevard County, Florida being more particularly described as follows:

Begin at a point on the Easterly right of way of Commerce Street, an undedicated 50.00 foot right of way, said point being the Southwest corner of property as described in GN 0486 2407, Page 509, of the Public Records of Brevard County, Florida; thence N $91^{\circ}41'14''$ E along the South line of said land and property for a distance of 132.65 feet; thence S $24^{\circ}08'19''$ W along a line parallel with and 40.00 feet perpendicular to the line of said Commerce Street for a distance of 47.19 feet to a point on the Northerly right of way of Central Boulevard, an undedicated 50.00 foot right of way; thence N $68^{\circ}49'12''$ W along said Northerly right of way for a distance of 93.72 feet to a point of curvature of a curve to the right having a radius of 25.00 feet; thence Northerly along the arc of said curve thru a central angle of $93^{\circ}14'11''$ for a distance of 40.85 feet to a point of tangency on said Easterly right of way; thence N $24^{\circ}08'19''$ E along said Easterly right of way for a distance of 132.67 feet to the Point of Beginning.

LOCATION SKETCH (N.T.S.)



SURVEYOR NOTES:

Last day of field work preformed was 11/13/2021

ACCURACY:

The minimum relative distance accuracy for this type of survey is 1 foot in 10,000 ft. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirements.

ADDITIONAL NOTES:

Present zoning: 4100- LIGHT MANUFACTURING
Parking: 12 Regulars parking spaces, 1 Handicap No evidence of
earthwork was found

Total gross area 23,041.40 Square FT. more or less
Building Area (1 Building) = 10,385.2 Sq. Ft.

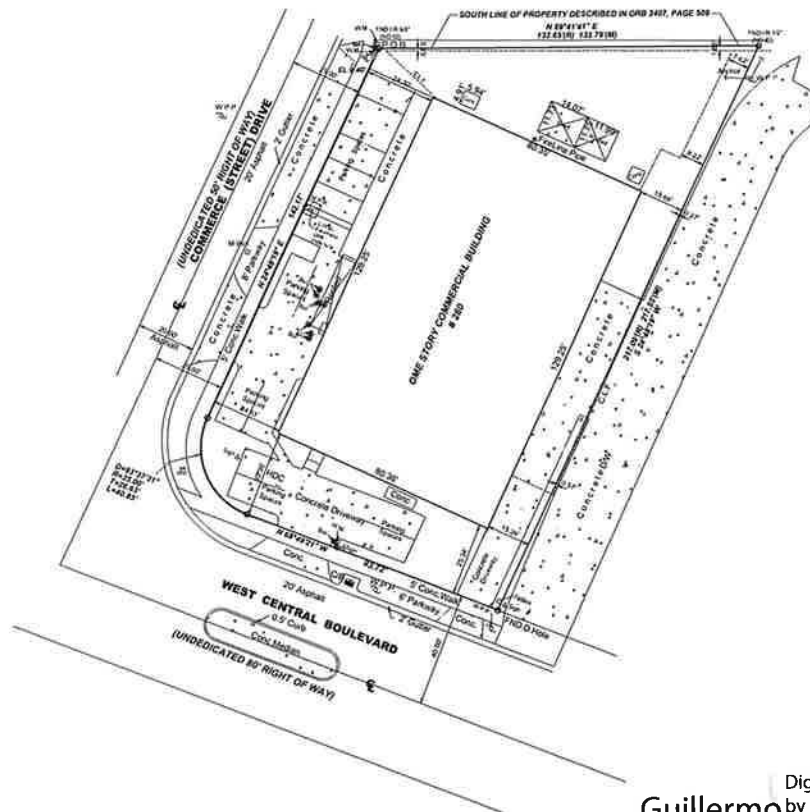
NOTES CORRESPONDING TO SCHEDULE B-II

Subject to: The exceptions of schedule B-II, prepared by
First American Title Insurance Company,
effective date October 21, 2021 at 8:00 am.

Commitment number 1062-5688426, File Number 4985-85(c) and furnished to the undersigned Professional Surveyor and Mapper to show any matter of records affecting the subject property as follows:
 Items #s 1, 2, 3, 4, 5, 6, 7, 8, 9, and 11, Addressed but Not Plottable
 Item # 10 Easement in favor of Florida Power and Light Company, recorded May 8, 1984, in Book 2508, Page 1618. affect this property and addressed on Survey.

NOTES:

This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners. The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and the lender.



Guillermo
Guerrero

Digitally signed
by Guillermo
Guerrero
Date: 2021.11.17
19:20:34 -05'00'

NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY

CERTIFIED TO: 260 W. CENTRAL BLVD., LLC, a Florida Limited Liability Company.
First American Title Insurance Company
The Tarich Law Firm, P.A.
BANK PENDING

PROPERTY ADDRESS 280 W. CENTRAL BOULEVARD, CAPE CANAVERAL, FL 32920

LOWEST FLOOR ELEVATION N/A FLOOD ZONE X
LOWEST ADJACENT GRADE N/A BASE FLOOD ELEV N/A

COMPANEL No. 125034/120
DATE OF FIRM 08/18/2014

3H BENCH MARK USED N/A
ELEVATION N/A
COUNTY ST. LOUIS

NOT VALID UNLESS IT
BEARS THE DIGITAL
SIGNATURE AND/OR THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
SURVEYOR AND MAPPER

NOTES AND CORRECTIONS

ALLIANCE SURVEIL MAN
I hereby certify that the Surveil
meets the Standards of Practice as
set forth by the Florida Board of
Professional Surveys and Mapping
Chapter 311 of the Florida
Administrative Code, Bureau of
Survey 412.027 Florida Statutes
Field Note: 11-2-03

GILBERT A. GUERRERO The
PROFESSIONAL SURVEYOR & MAPPER NO. 11111

BASIC OF PRACTICE 11-2-03

GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6452
482 East 27th Street, Miami, FL 33128
(305) 533-3378 Cell
guerreroa@aol.com

Distance along boundary are recorded and measured unless otherwise noted.

(NOD) where otherwise null/missing values (i.e., not identified nor located) are to be recorded herein.

The above information shows how we do not imply that the inventor's property will be lost or that the firm's economic position will be damaged by the loss of the patent. On the contrary, we think that the firm can create value on the patent at the time, say, after or before the patent is granted, and that the firm can create value by the appropriate transfer of the knowledge that results from research and development.

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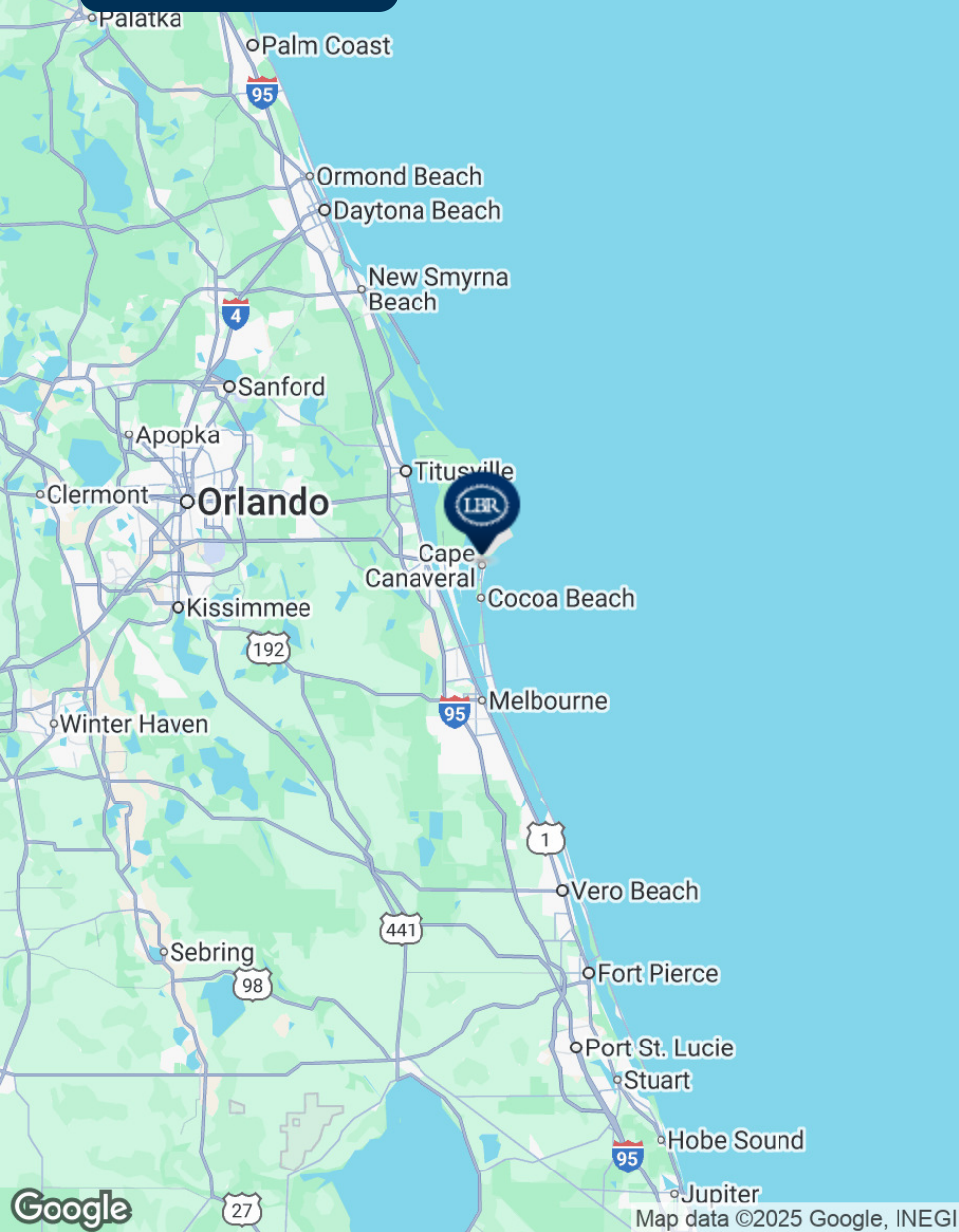
P.O. Box 999999
 Washington, DC 20009-9999
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 FAX (202) 541-5001
 WWW: www.aaanet.org

PU-Belted Mark
 Chatter-Whistle
 FQM found Dull Hole
 W/Wider Miller
 F.P. found Van-Pipe
 F. found Nail
 A-Central Angle

ABBREVIATIONS:
 AWH = Wall Hole
 af = Wood Fence
 R = Radius
 F.R. = Round Pipe
 A/C = Air Conditioner
 CB = Catch Basin
 UE = Utility Equipment
 CONC = Concrete
 C = Cyl
 EXO = Exposed
 G = Center Line
 L = Arc Length
 On-Grd

NOTES:

Location Map



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