

**FOR SALE** | 3300 Lillian Blvd Titusville, FL

**Stabalized  
Parking & Storage  
Area**

**PRESENTED BY:**



**Michael Moss II**  
Industrial Team  
321.266.1150  
Mmoss@teamlbr.com

**Luke Brown**  
Industrial Team  
603.244.8052  
Luke@teamlbr.com

**Mike Moss, SIOR**  
Principal | Industrial  
321.543.2498  
Mike@teamlbr.com



# PROPERTY SUMMARY

The Industrial team at Lightle Beckner Robison, Inc. is pleased to present this **9,540** square foot stand alone industrial property situated on **1.49** acres. Located just minutes from Interstate 95 off of SR 405 in Titusville, Florida. This location offers easy highway access and a secure location for owner users or investors to tap into the market.

The property is surrounded by thriving businesses and offers close proximity to Port Canaveral, Downtown Titusville, and easy access to State Road 50 for a direct shot to Orlando.

The property features a primary floor offering **7,000** square feet of open warehouse and flex space with two (2) 12' grade level bay doors, storage rooms with epoxy flooring and a second story **2,540** square feet of open office space and restrooms. The site sits on 1.49 acres and recent infrastructure has been put into place to offer roughly a half acre of stabilized outside storage and lay down yard space.



**ASKING \$1,500,000 | Seller Financing Available | Call For Details**

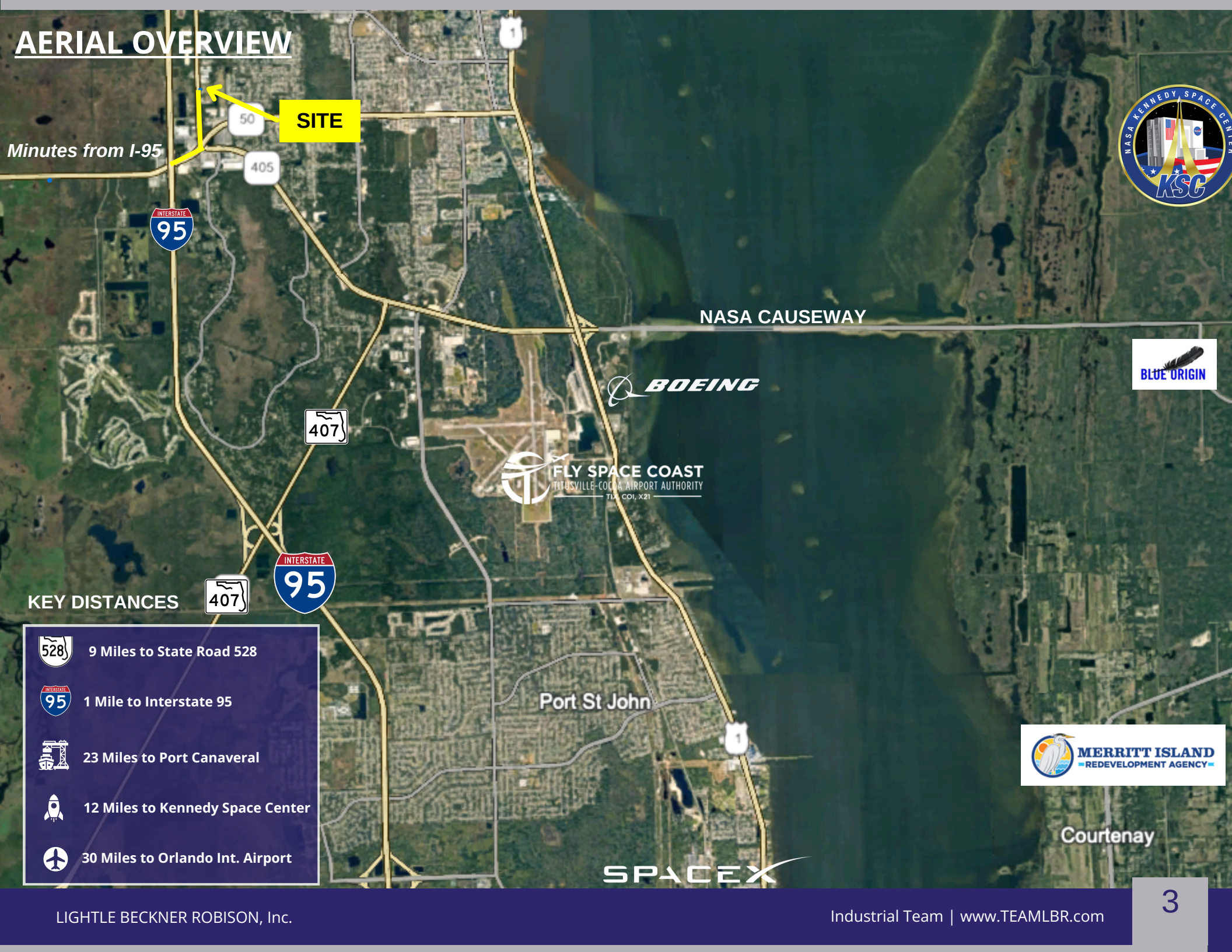
## FACILITY OVERVIEW

Parcel ID .....	22-35-20-AV-*81	Power .....	3 Phase Conv.
Built/Renovated .....	1981 / 2023	Acreage .....	1.49
Construction.....	Metal	Clear Height .....	16 - 18'
Zoning .....	M-3	Square Feet .....	9,540
Market .....	Brevard County	ProForma Rent .....	\$14/Sf/Yr NNN

*INFORMATION CONTAINED HEREIN BELIEVED ACCURATE HOWEVER NOT WARRANTED*



# AERIAL OVERVIEW



Minutes from I-95

**SITE**



50

405

NASA CAUSEWAY



407



407

## KEY DISTANCES

- 9 Miles to State Road 528
- 1 Mile to Interstate 95
- 23 Miles to Port Canaveral
- 12 Miles to Kennedy Space Center
- 30 Miles to Orlando Int. Airport

Port St John

Courtenay





# PROPERTY PHOTOS





# BREVARD ECONOMY

Florida's Space Coast is a world-renowned aerospace, aviation, and manufacturing hub. The city is home to major aerospace and aviation companies, such as Northrop Grumman, L3Harris Corporation, Collins Aerospace, Embrear, Dassault Falcon, Thales, Satcom Direct, and more who are all contributing to the region's reputation as a key player in the manufacturing, defense, aviation and aerospace sectors.

Located in the southern region of the County lies Melbourne International Airport (MLB) which serves as a crucial asset for transportation. With over 20,000 people working on the airport grounds everyday it is said to be America's fastest growing aviation and aircraft manufacturing center, contributing almost \$3 billion to the economy annually.

The Space Coast is also one of the nation's 10 most undervalued housing markets, according to a recent report by the National Association of Realtors, and was ranked #4 on U.S. News & World Report's recent ranking of the top places to retire in the U.S. It has also been voted the #10 best place to live in the United States and over the last five years has brought in over 10,000 high tech jobs and a skilled labor workforce.

**10th**  
in high-tech  
GDP  
concentration

**2.8**  
times the U.S. rate  
in manufacturing  
job growth

**80+**  
rocket launches  
expected by 2023

**Tech-Ready  
Workforce**

**Transportation  
Leader**

**Favorable  
Tax Climate**

## WHY CHOOSE THE SPACE COAST?



**RANKED #1**  
Business  
Tax Climate



**RANKED #3**  
Wage Growth in  
the U.S



**RANKED #1**  
High-Tech  
Economy in FL



**630.69k**  
Brevard County  
Total Population



**295.55k**  
Brevard County  
Total Employment

<https://spacecoastedc.org/locate-expand/why-the-space-coast/>