

Available Building – Titusville, Florida

(Brevard County, part of Melbourne/Palm Bay/Titusville MSA)

45,000 sq. ft. gross area



400 South Street
Titusville, Florida 32780

www.NBEDZ.com

Contact **Troy Post** at **321-264-6450**, or
321-960-1458 (cell)
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Or the listing agent directly:
Michael Gaich at **321-453-4200, ext. 230**
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General Information

Property Address

8855 Grissom Parkway (Spaceport Commerce Park)
Titusville, Florida 32780
County Parcel ID: 22-35-34-KC-1-1

Transportation

Interstate

3 miles to Interstate 95, Exit #212

Railroad

No rail access available

Air Service

Titusville-Cocoa (TICO) Airport
Distance: Less than 1 mile to the south

Orlando International Airport
Distance: 32 miles to the west

Building is pre-stress concrete construction (low insurance cost), with 200-mph wind rating; has 5 new secure computer rooms, T-6 High Speed Cabling Fiber Optics. Data/Fire/Security Systems in place. New LED lighting in offices.

Employee kitchens on 1st and 2nd floors. Exercise room, complete with separate men/women shower rooms. Has a mobile back-up generator

NOTE: Information deemed reliable, but not guaranteed

Site Information

Total Size: 45,000 sq. ft. Bldgs.: 1 Built: 1982
Largest Production Area: 20,000 sq. ft.
(Second Floor)

Acreage: 2.76 acres (120,225 sq. ft.)

Expandable: Property size permits expansion
Floor Thickness: 6 Inches (concrete slab)

Clear Height (Eave): 10'

Office Area: 15,000 sq. ft.

Truck Docks: One truck well Cranes: No

Overhead (Drive-in) Doors: 1, with 12 ft. height

Construction: Concrete Power: 3-Phase

Fire Rating: 3

Sprinklers: Yes Zoning: Office/Industrial

Sales Price: \$2,750,000

Lease: \$7.50 per sq. ft. + Pass Thru's

Date Quoted: October 2013

Utilities

Electricity

Florida Power and Light

Natural Gas

Florida City Gas

Water and Sanitation

Titusville (City) Water Services

Comments

121-space parking lot; located in an industrial park