

Available Building – Titusville, Florida

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

55,000 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:
Jimmy Walker of CSC Properties
727-446-3444

General Information

Property Address

1450 Harrison Street
Titusville, Florida 32780
Parcel ID: 22-35-09-00-764

Transportation

Interstate

4.5 miles to Interstate 95; 1 mile to US 1

Railroad

No rail access available

Air Service

Titusville-Cocoa (TICO) Airport
Distance: 8 miles to the south

Orlando International Airport
Distance: 35 miles to the west

**NOTE: Information deemed reliable,
but not guaranteed**



Site Information

Total Size: 55,000 sq. ft. Bldgs.: 1 Built: 1988
Largest Production Area: 2,600 sq. ft. (stock rm)
Acreage: 4 acres, or 174,240 sq. ft.
Expandable: Yes, in rear of building
Floor Thickness: 6 Inches (concrete slab)
Clear Height (Eave): 12 Ft.
Dimensions: 200' x 275'
Prior Use: Former retail site
Office/Retail Area: 50,000 sq. ft.
Truck Docks: One loading well Cranes: No
Overhead (Drive-in) Doors: 1, with 12 ft. height
Construction: Concrete stucco, block
Fire Rating: 3
Sprinklers: Yes Zoning: Commercial
Base Rent (Annual): Will consider
Sales Price: \$2 Million
Date Quoted: June 2013

Utilities

Electricity

Florida Power and Light

Natural Gas

Florida Gas & Light in vicinity

Water and Sanitation

Titusville (City) Water Services

Comments

Contains 140+ parking spaces; open office floor plan