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INDUSTRIAL PROPERTY FOR LEASE

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## **Logistics Center At Titusville**

### **Industrial- Flex, Warehouse, Distribution**

7700 US Highway 1 Titusville, FL 32780

22,680 - 137,160 SF OF INDUSTRIAL SPACE

presented by:

**MIKE MOSS, SIOR**

Principal | Industrial Team Director

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70 W. Hibiscus Blvd., Melbourne, FL 32901

# REICH BROTHERS LOGISTICS CENTER

Reich Brothers Logistics Center at Titusville- Class A Industrial • 7700 US Highway 1  
Titusville, FL 32780



## OFFERING SUMMARY

**Available SF:** ±22,680- ±137,160 SF

**Lease Rate:** \$6.50 NNN

**Lot Size:** 12.8 Acres

**Year Built:** 2016

**Building Size:** 247,069 SF

**Zoning:** M-2 City of Titusville

**Market:** North Brevard

**Submarket:** Titusville

### Reich Brothers Logistics Center at Titusville

**"Class A" Industrial - Available Space from ±22,680 SF to ±137,160 SF Contiguous**  
247,069 ± SF Industrial / Flex Building with Tilt Wall,  
Dock High, Rail Side Warehouse Facility

Lease Space in The Only Class "A" Industrial/Flex Building Located in the Forefront  
Of the Next Great Frontier of the Private and Public Space Industry.

### STRATEGIC LOCATION WITHIN 10 MILES OF KENNEDY SPACE CENTER AND MAJOR AEROSPACE FIRMS LIKE BLUE ORIGIN, SPACEX, ONE WEB, BOEING

Great Location for E-Commerce and Last Mile Distribution  
Reach Every Major Florida Metro Area and Back in One Day  
Conveniently Located Near I-95 and Immediate Access to FL US 1  
Located 6 miles North of SR-528 (Beachline), South of Titusville Next to the Space Coast  
Regional Airport and Close to Port Canaveral  
Easy Access to Orlando Airport

**Located in the Only Quinta-Modal Location in the Country-Ship Via Highway,  
Rail, Air, Sea and Space**

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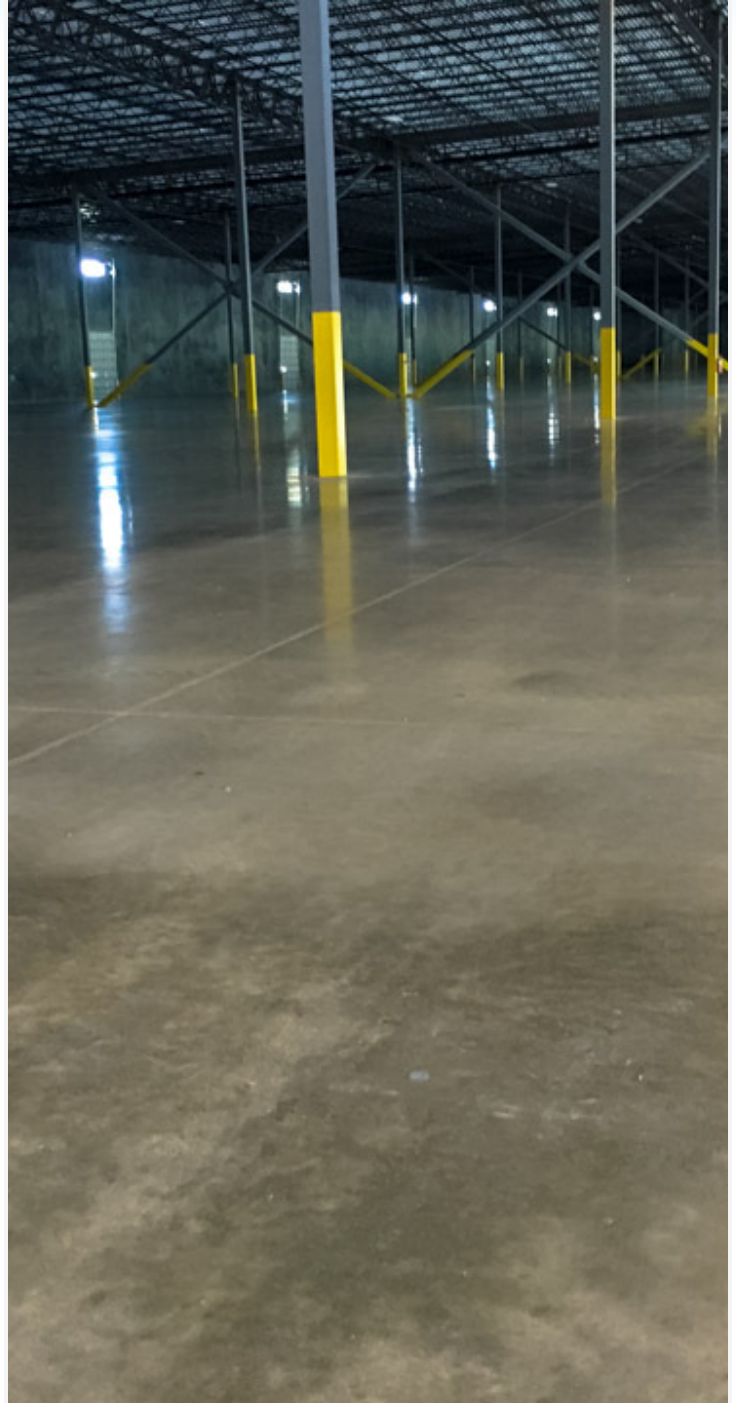
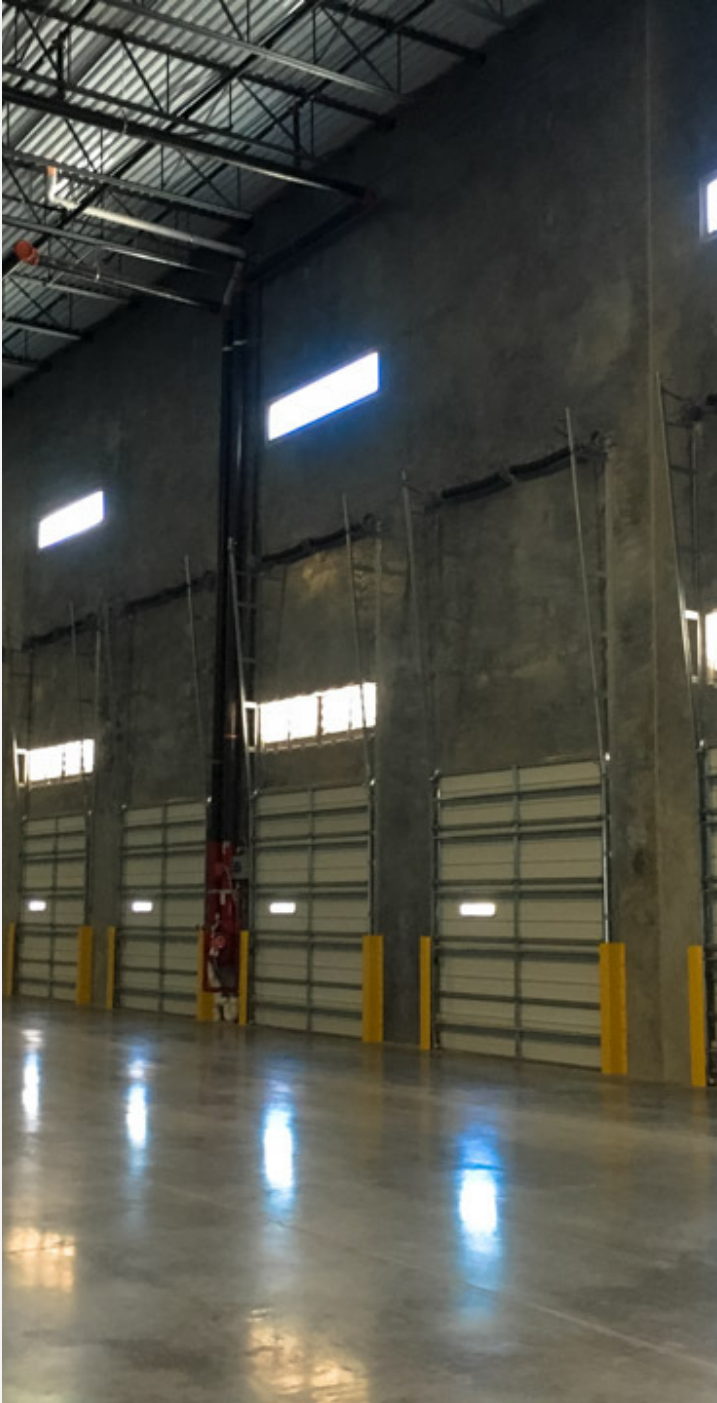
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# INTERIOR PHOTOS

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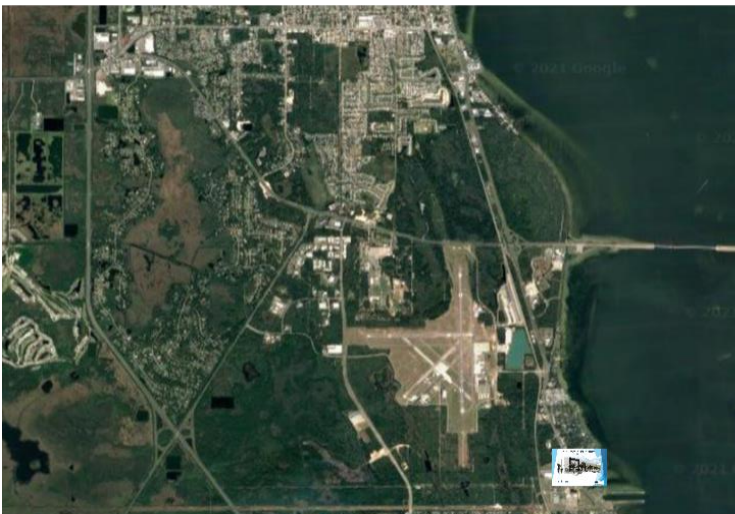


## OVERVIEW

Announcing New Ownership of +/- 247,069 SF Class A Tilt Wall, Dock High, Rail-Side Warehouse Facility. Located 6 miles North of SR-528 ( Beachline), south of Titusville next to the Space Coast Regional Airport and close to Kennedy Space Center and Port Canaveral.

## SPECIFICATIONS

<b>Total Space:</b>	247,069
<b>Total Space Available:</b>	137,160
<b>Clear Height:</b>	30'
<b>Bays:</b>	54' x 210'
<b>Column Spacing:</b>	54' x 50'
<b>Floor System:</b>	6" concrete, 4,000[so
<b>Roof System:</b>	Single-Ply TPO
<b>Fire Sprinkler:</b>	ESFR
<b>Power:</b>	277/480 3phase 6w amp
<b>Truck Court:</b>	130' deep w/60' concrete apron
<b>Docks:</b>	30 9' W x 10' H
<b>Drive In Doors:</b>	4 - 12' W x 14' H
<b>Lighting:</b>	T5 High Bay
<b>Land:</b>	12.8 Acres
<b>Rail Proposed:</b>	10 Doors
<b>Divisible:</b>	22,680
<b>Other:</b>	22 Bays, Dock High, Tilt Wall



LBR-Lightle Beckner Robison, Inc.  
Mike Moss, SIOR ( Principal / Industrial Team Director)  
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# REICH BROTHERS

## LOGISTICS CENTER AT TITUSVILLE



### DEMOGRAPHICS ( POPULATION WITHIN )



60 Miles.....	3,792,585
240 Miles.....	20,660,484
480 Miles.....	43,131,860

### KEY DISTANCES

Site to Kennedy Space Center	10 Miles
Site to Port Canaveral	15 Miles
Site to Melbourne Orlando Int. Airport	35 Miles
Site to Orlando Int. Airport.	37 Miles
Site to Tampa	121 Miles
Site to Jacksonville	144 Miles
Site to Miami	208 Miles
Site to Atlanta	482 Miles



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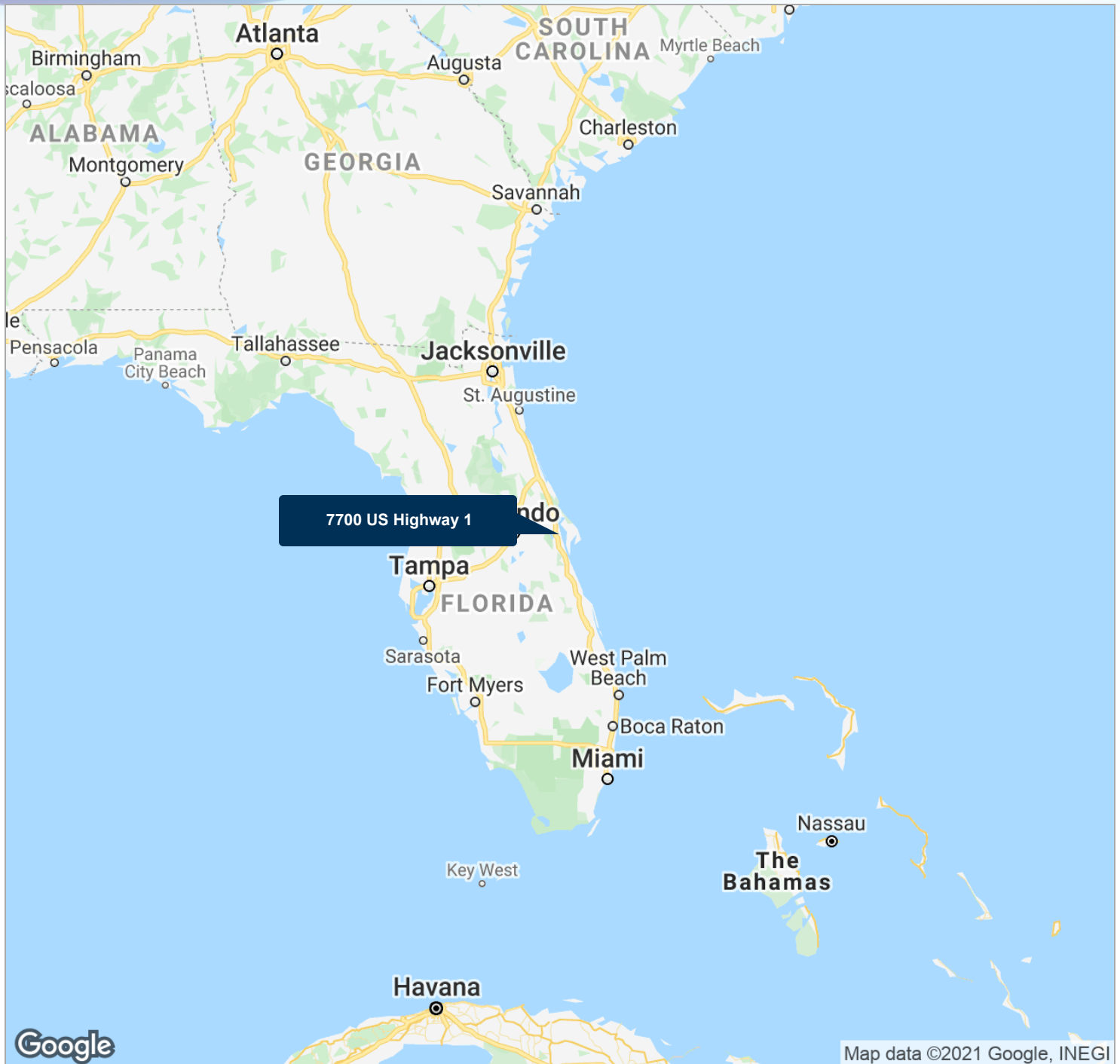






# REGIONAL MAP

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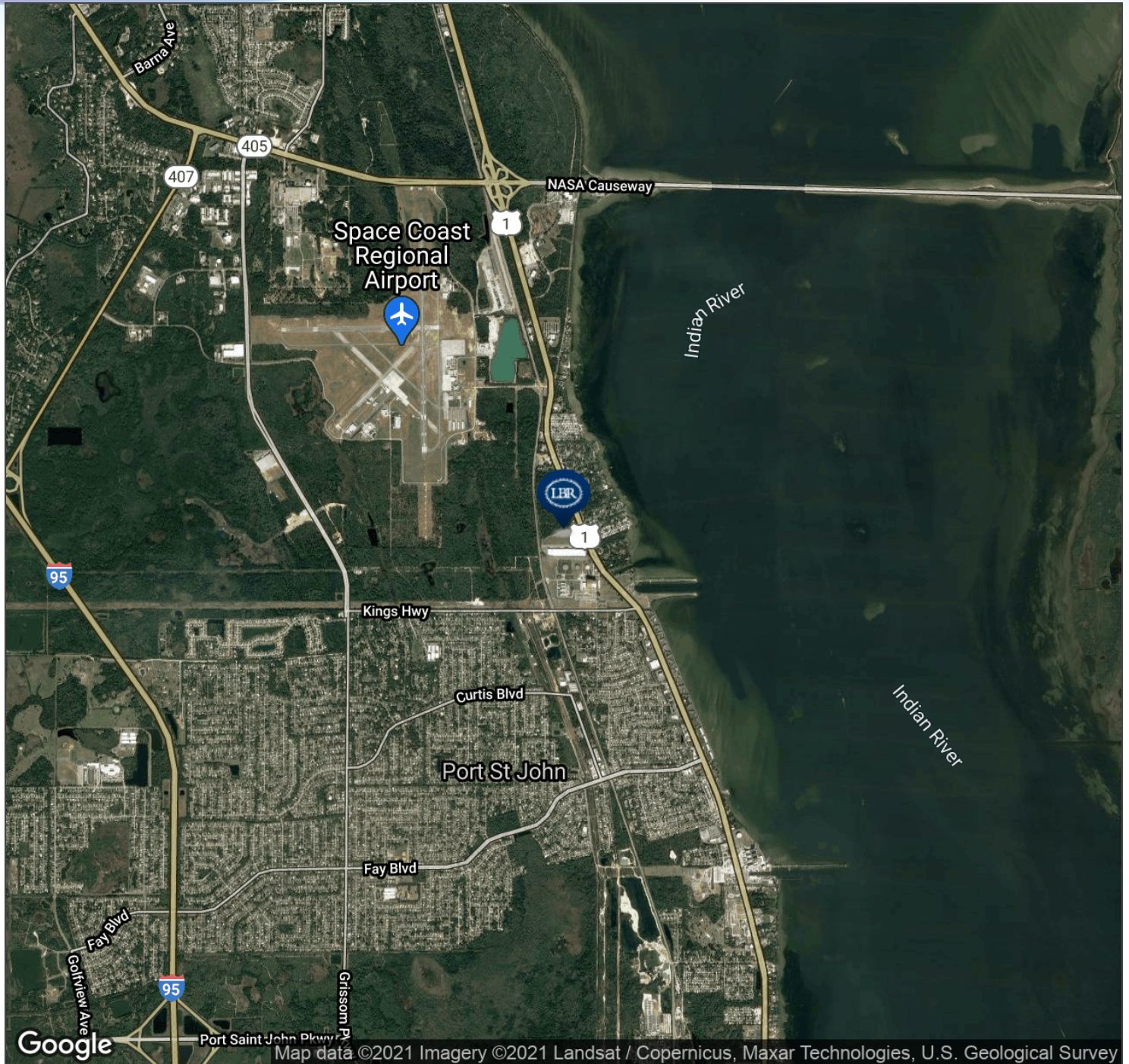
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# AERIAL MAP

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