



FOR SALE | 42,980 SQFT
7077 N Atlantic Ave Cape Canaveral, Florida



HIGHLIGHTS

- Light Manufacturing | Flex Space
- Investment or Owner User
- Asking \$5,350,000
- Value Add Opportunity

FOR INFO

Mike Moss, SIOR
Director | Industrial
321-543-2498
Mike@teamlbr.com

Michael Moss II
Associate
321-266-1150
mmoss@teamlbr.com



SUMMARY

The industrial team at Lightle Beckner Robison, Inc. is now exclusively offering the sale of 42,980 square feet of prime flex office and light manufacturing space located in the heart of Cape Canaveral on Florida’s Space Coast. The property is situated across 1.84 acres allowing for minimal outside storage and ample parking. The building offers ±15,000 sqft of office flex space, ± 24,000 sqft of manufacturing space, and open shell space that is ready for renovations. The front half of the property offers vacant space that the current single tenant will consider expanding into, the back two stories of the building will be vacant March 1 allowing for an owner user or an immediate lease up opportunity. This property does require minimal upgrades to the second floor space and could be a promising investment for its future owner. Contact us today to learn more about all this property has to offer!

PROPERTY DETAILS

BUILDING SIZE	42,980 SF	CONSTRUCTION	Block
OFFICE	± 15,000 SF	FENCED STORAGE	± 0.2 Acres
SITE SIZE	± 1.84 acres	FIRST FLOOR	27,611 SF
ZONING	C-2	SECOND FLOOR	15,369 SF
PARKING	± 60 Surface	STREET FRONTAGE	± 170 Ft
POWER	3 Phase	PROFORMA RENT	\$13/Sf/Yr
CLEAR HEIGHT	10'	ASKING PRICE	\$5,350,000
TENANCY	Multi	PRICE PSF	± \$124

PROPERTY PHOTOS



7077 N ATLANTIC AVE



LOCATION OVERVIEW

