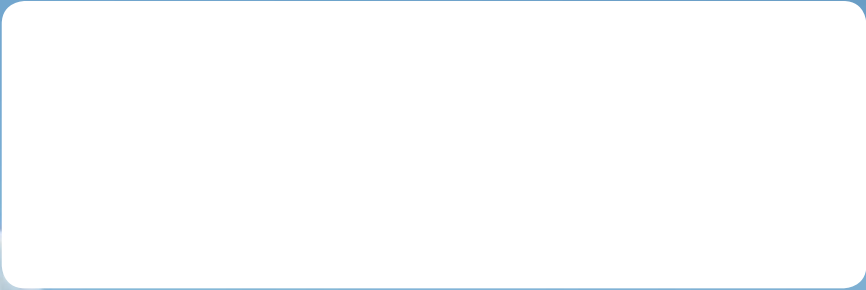




LENDER ORDERED AUCTION
48,834 SQ. FT. INDUSTRIAL/
COMMERCIAL BUILDINGS
ON 13.58± ACRES
FORMER CITRUS PACKING FACILITY



www.maascompanies.com

THURSDAY, JULY 30 – 11 AM
Auction Will be Held Off-Site at:
Holiday Inn Titusville/Kennedy Space Center
4715 Helen Hauser Blvd., Titusville, FL 32780

OFFICE
BUILDING
CURRENTLY
RENTED



LENDER ORDERED
AUCTION



2,739 SQ. FT. OFFICE BUILDING-CURRENTLY RENTED FOR \$2,000/MONTH+UTILITIES



5.7± ACRES OF THE 13.58± ACRES TOTAL IS UNDEVELOPED



BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, at the time of registration, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: Auction with reserve. 10% Buyer Premium. Persons must show a \$20,000 Certified Deposit at time of registration to obtain a bidding number. The \$20,000 Minimum Certified Deposit is due on the day of sale, with a deposit equal to 20% due within 2 business days and balance due at closing within 30 days. The deposit money shall become Earnest Money and is non-refundable. Attorney Winderweedle, Haines, Ward & Woodman, P.A is coordinating the closing. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES or GUARANTIES EXPRESS OR IMPLIED. Selling subject to owner confirmation. See Bidder Kit for complete terms. In all transactions, Auctioneer is Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by Auction Company. Any announcement made at the auction takes precedence over any material published about this event.

LENDER ORDERED AUCTION

www.maascompanies.com



THURSDAY, JULY 30 – 11 AM

Former Nevins Fruit Company

2900 Parrish Road, Titusville, FL 32796

**48,834 Sq. Ft. Industrial/Commercial Buildings
on 13.58± Acres with 718' of Frontage on Hwy. 1.**

The property is located in an area with potential industrial and commercial uses. It has a frontage to U.S. Hwy. 1 and access to Interstate 95 within 10 minutes. There are five separate entrances to the property, two on Hwy. 1 and three on Parrish Road. The traffic count on Hwy. 1 is approximately 36,000 vehicles per day. The main packing building was constructed in 1955, with additions and modifications since that time.

The western 5.7 acres of the property are undeveloped.

Titusville is a thriving community in Brevard County near Kennedy Space Center, Canaveral Air Force Station and Port Canaveral. The property is within an hour's drive of Walt Disney World, Sea World and Universal Studios. The area offers a highly skilled labor force and multiple economic development agencies aggressively seeking new businesses. Port Canaveral is undergoing significant expansion predicted to positively impact the Titusville area with its proximity to the port, rail and highway routes. There is grant money available to qualified companies through the North Brevard County Economic Development Zone for companies that wish to relocate, add workers or create new jobs.

48,834 SQ. FT. COMMERCIAL/INDUSTRIAL BUILDING ON 13.58± ACRES

31,474 Sq. Ft. Packing Facility with a 14,621 Sq. Ft. Poured Concrete Mezzanine Suitable for Warehouse/Distribution, Industrial or Commercial Tenants Including 6,100 Sq. Ft. De-greening Rooms and Cold Storage • 7,800 Sq. Ft. Loading Dock 3.5' Loading Dock Concrete Floor • Clear Span with Heavy-duty Beams • 40' Ceiling Height • High-Efficiency Lighting • Concrete Block Exterior Walls • Corrugated Roof • 7.9± Acres Zoned Brevard County Light Industrial • City Water Septic System • Three Phase Electric Service • Industrial Power Available

2,739 SQ. FT. DETACHED OFFICE BUILDING

5 Private Offices • Restrooms • Kitchen • Open Work Area • Income Producing Rent \$2,000/Month Plus Utilities • Concrete Slab • Concrete Block Walls
New Asphalt Shingle Roof

**5.7± ACRES ZONED AGRICULTURAL/RESIDENTIAL WITH ACCESS OFF
OLD DIXIE HIGHWAY AND PARRISH ROAD**

Vacant Land Zoning is Agricultural Use (AU) with a
Future Land Use (FLU) of Residential Four Units to the Acre

**Auction will be held Off-site at:
Holiday Inn Titusville/Kennedy Space Center
4715 Helen Hauser Blvd., Titusville, FL 32780**



**BROKERS
WELCOME!
2% Broker
Participation**

DIRECTIONS: The site is located on the northwest corner of Parrish Road and U.S. Highway #1 with two access points to Highway 1 and three to Parrish Road. Titusville presents a great opportunity for industrial or commercial enterprises with its proximity to Port Canaveral, Walt Disney World, Sea World and the Kennedy Space Center.

INSPECTIONS: Wednesday, July 8 10 AM – 5 PM
Thursday, July 30 8 AM – 10 AM
Wednesday, July 29 10 AM – 5 PM
Other times by appointment

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR
COMPLETE TERMS AND DETAILS!

MAAS
companies inc

**AUCTION DIVISION
507.285.1444
Rochester, Minnesota**