

INDUSTRIAL BLDG. FOR SALE

3,268± sf
.23± Acres

633 Pam-Lem St.
Cocoa, FL 32926

Sale Price:
\$180,000

**INDUSTRIAL Single owner use or lease half
to a tenant for added income!**



Warehouse • Distribution • R & D

Property consists of a 3,268 sq. ft. concrete block building, built in 2008 on .23 acre in the Pam-Lem Industrial Park just north of the Cocoa city limits in unincorporated Brevard County, FL

PROPERTY:

Building can be split in half (1,634 sf) to have an income tenant on one side while the owner uses the other. Eastern unit has a second story, 1,000 sf unfinished office area (sf not included in total). There is HVAC and plumbing is stubbed to unit. Property includes a fenced and gated drive and yard.

| | |
|-----------------|-----------------------------|
| 20' Eave height | 2 Grade level OHD |
| 2 Entry doors | 2 restrooms (one each side) |
| Ample parking | Single-phase, 20-amp power |

Parcel ID: 24-36-06-75-00000.0-0014.00

Tax Account #: 2410944



LOCATION:

On the west side of N. Cocoa Blvd. (US 1) approximately 1.7 miles north of SR 528 (Bennet Cswy.)

| | |
|----------|-----------------------------|
| 10 miles | Port Canaveral |
| 6 miles | I-95 via SR 528 |
| 32 miles | Orlando – 417 (Greenway) |



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Michael C. Moss

VP Industrial Properties

(321) 722-0707 x12

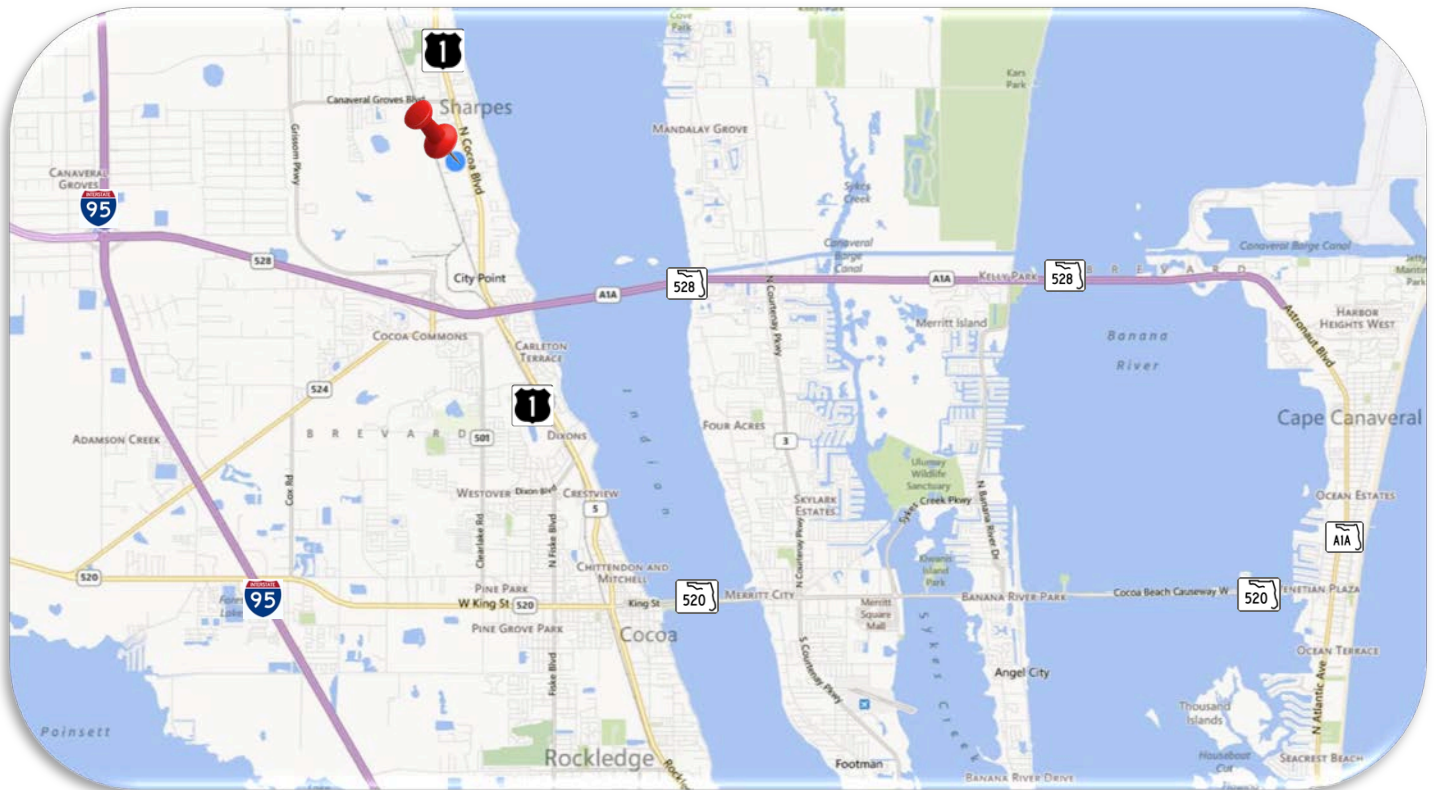
Mike@TeamLBR.com

1398 South Babcock Street · Melbourne, Florida 32901 · (321) 722-0581 fax

Information contained herein has been obtained from others and considered to be reliable; However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

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