



📍 850 Cidco Rd Cocoa, FL



SALE HIGHLIGHTS

- FOR SALE | STNL Investment or Future Owner User
- 20.23 Acres Facility | Zoned M-2 Heavy Industrial
- 48,152 SF Manufacturing | 10,000 SF High Bay | 4,500 SF Office
- Located on Florida's Space Coast in Cocoa, Florida

CONTACT

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SUMMARY

The team at Lightle Beckner Robison, Inc. is excited to announce the sale of 850 Cidco Road in Cocoa, Florida. The property offers 20 acres of heavy industrial land allowing for heavy manufacturing, outside storage, and other various industrial uses. The property is currently occupied by a single aerospace user and allows for immediate cashflow for a single tenant net lease investment and or a future owner user opportunity. The property includes some unique features with a 110' tall 10,000 square foot high bay facility, a large newly renovated manufacturing warehouse, a detached office building, a fully fenced and secure perimeter, and more. This unique property offers a strategic location allowing for easy access to State Road 528 and close proximity to I-95 making it centrally located to all major thoroughfares and key locations such as Kennedy Space Center, Port Canaveral, and more. Contact us today to learn more about this rare opportunity to own a large industrial facility on Florida's Space Coast.

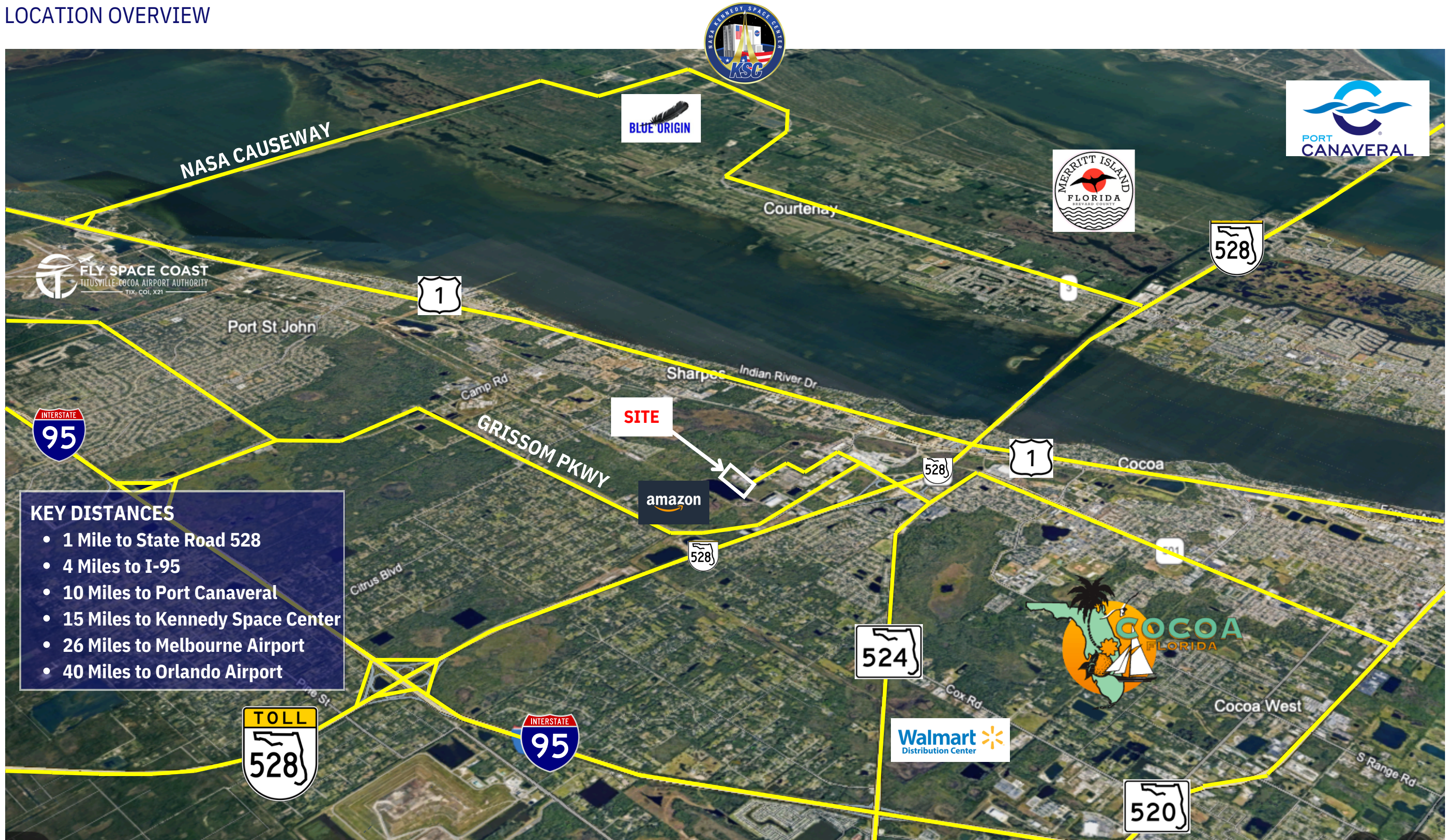
PROPERTY OVERVIEW

TOTAL SITE	20.23 AC	COUNTY	Brevard
OFFICE SF	4,152	CONSTRUCTION	BLK/Metal
WAREHOUSE SF	48,152	POWER	3 Phase Heavy
110' HighBay SF	10,000	YEAR BUILT/RENOV	2001/2019
CLEAR HEIGHT	36'	ASKING PRICE	\$14,000,000

PROPERTY PHOTOS



LOCATION OVERVIEW



BREVARD | ECONOMY

Florida's Space Coast is a world-renowned aerospace, aviation, and manufacturing hub. The city is home to major aerospace and aviation companies, such as Northrop Grumman, L3Harris Corporation, Collins Aerospace, Embrear, Dassault Falcon, Thales, Satcom Direct, and more who are all contributing to the region's reputation as a key player in the manufacturing, defense, aviation and aerospace sectors.

Located in the southern region of the County lies Melbourne International Airport (MLB) which serves as a crucial asset for transportation. With over 20,000 people working on the airport grounds everyday it is said to be America's fastest growing aviation and aircraft manufacturing center, contributing almost \$3 billion to the economy annually.

The Space Coast is also one of the nation's 10 most undervalued housing markets, according to a recent report by the National Association of Realtors, and was ranked #4 on U.S. News & World Report's recent ranking of the top places to retire in the U.S. It has also been voted the #10 best place to live in the United States and over the last five years has brought in over 10,000 high tech jobs and a skilled labor workforce.

Switching to the epicenter of the County, directly on the main shipping lines along Florida's east coast lies Port Canaveral. The port is projected to have an economic impact of roughly \$6 billion during 2023, primarily within the Space Coast and in the Orlando area. That's up more than 50% in the past five years. Nearly 4 million tons of dry and liquid bulk cargo are handled annually at the port. Outside of cargo handling, the cruise industry is a driving force here, and cruise operations are driving a steadily increasing share of the port's total revenue now that the sector has recovered from initial pandemic-induced strains.

Port Canaveral is also ranked as the world's 2nd busiest cruise port in multi-day embarkations, just behind Miami. Royal Caribbean Wonder of the Seas, one of the largest cruise ships in the world, has had its home port at Port Canaveral since November 2022, and as of Summer 2024 the port will also be home to the company's brand new Utopia of the Seas.

It is safe to say that our economy and our market are seeing a major change as we continue to grow and scratch the surface of the aerospace and aviation industries. With strong employment, a healthy economy, and a great place to live it is hard to argue about wanting to own real estate on the Space Coast.



UNEMPLOYMENT RATE

3%

TOTAL POPULATION

630.69K

MEDIAN INCOME

\$79K

TOTAL EMPLOYMENT

295.55K

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