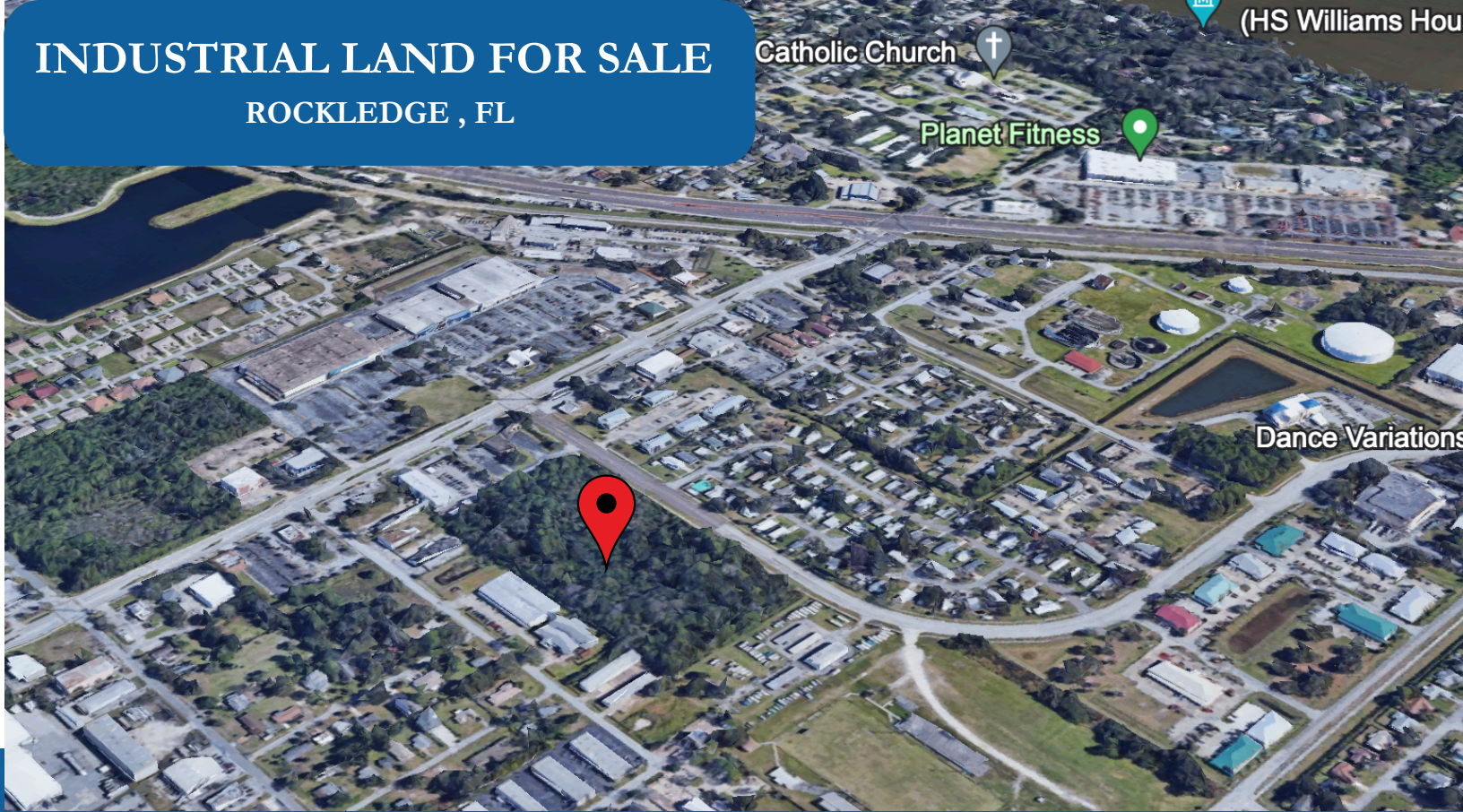


# INDUSTRIAL LAND FOR SALE

ROCKLEDGE, FL



## PROPERTY HIGHLIGHTS

- +/- 10.04 Acres | Rockledge, FL
- Parcel ID: 25-36-09-00-32
- Zoning: LI (Light Industrial)
- Convenient access to US HWY-1, I-95, & 520
- Direct frontage on Murrell Road in Rockledge, Fl

### CONTACT

ROB BECKNER, SIOR  
321-863-3226  
ROB@TEAMLBR.COM

CHARLES W. DUVALL  
321-243-0857  
CHARLES@TEAMLBR.COM

INFORMATION CONTAINED HERIN BELIEVED ACCURATE HOWEVER NOT WARRANTED



TEAMLBR.COM



70 W. Hibiscus Blvd., Melbourne, FL 32901



LIGHTLE  
BECKNER  
ROBISON



St Mary Catholic Church



US HWY-1 41,500 AADT



Rockledge

## PROPERTY SUMMARY

### PROPERTY OVERVIEW

Lightle Beckner Robison, Inc. is pleased to offer for sale +/- 10.04 Acres of vacant Industrial land situated on Murrell Road in Rockledge Florida.

The site is estimated to have +/- 6.6 acres of uplands, and +/- 3.4 Acres of wetlands. Wetland study can be provided upon request.

The site is located just south of the new "Rockledge Flats" apartments on Barton Blvd. The property benefits from its location relative to major roadways I95, US HWY 1, and 520.

### PROPERTY DETAILS

**Size: +/- 10.04 Acres**

**Price: \$1,900,000.00**

**Price/Acre: \$190,000.00 /Acre**

**Parcel ID: 25-36-09-00-32**

**Frontage: ~900' on Murrell Road**

**Dimensions: ~950' Depth, ~450' Width**

**Zoning: LI (Light Industrial)**

**ASKING PRICE:**

**\$1,900,000.00**



**Less than 10 Miles from I-95, and  
2 miles from 520**



**The property offers convenient  
access to 520, I95, and US-1  
HWY-1**

