

FOR SALE: 7,500 SF WAREHOUSE BUILDING ON .52 ACRE LOT

535 SF MEZZ | OVER 10K SF FENCED YARD | 3-PH POWER



**1725 COGSWELL ST
ROCKLEDGE, FL 32955**



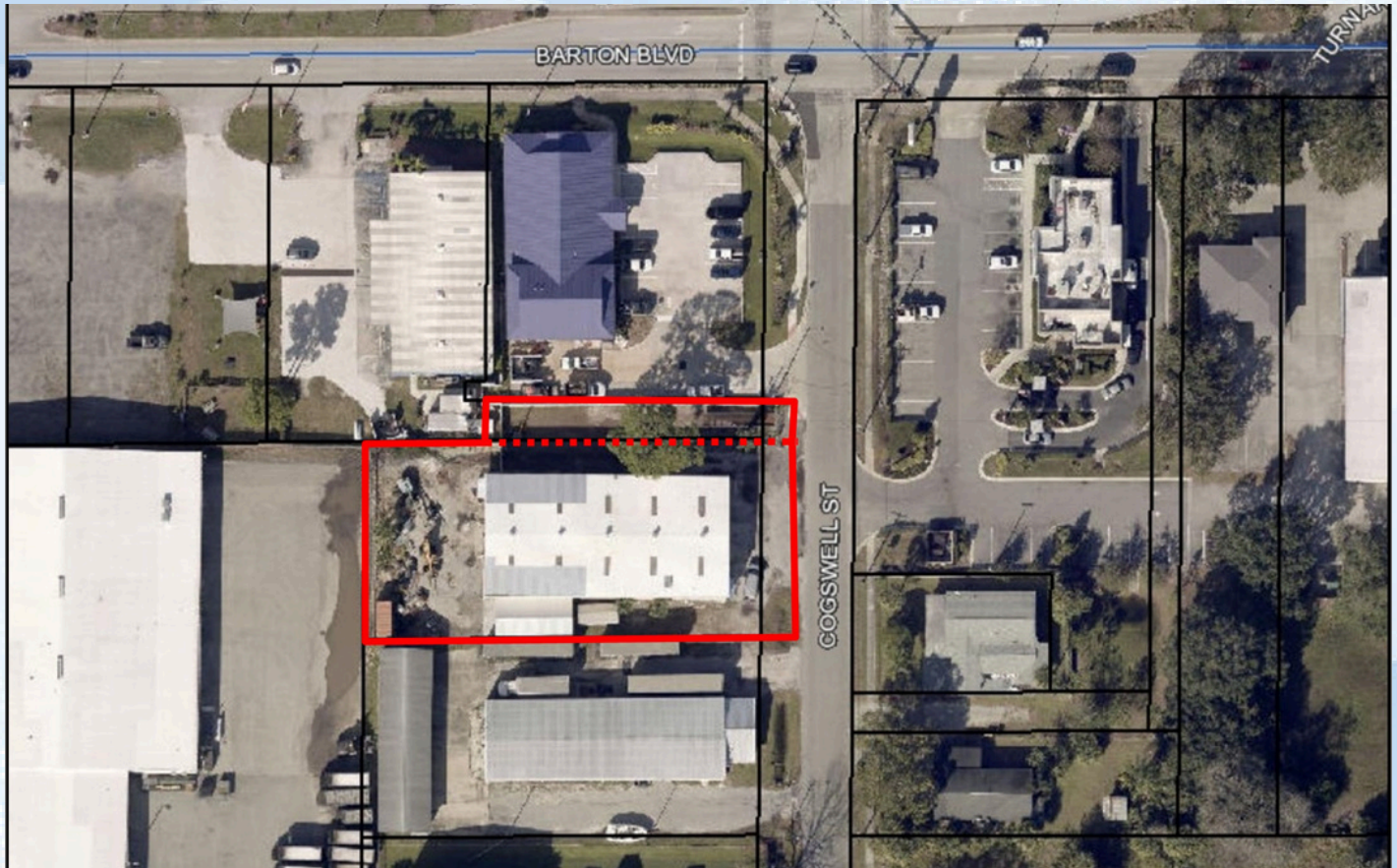
... OFFERING MEMORANDUM ...

SCAN FOR LISTING WEBSITE

**OFFERED AT (Both Parcels):
\$1,200,000**

Year Built: 1964
Acres: .52 Acres
Zoning: M1-Gen Industrial & C2-Gen Commercial
Current Use: Distribution & Trucking Terminal
FLU: RMU- Redevelopment Mixed-Use
Size: 7,500 sf
Mezzanine: 535 sf
Parking: Open - 8 spots
Other: 220 Amp & 3-Phase Power
Other: Over 10,000 sf fenced -in yard space
Other: 2 Bathrooms
Other: 20-23' Clear Height ceilings
Other: Breakroom , Office, Bathroom - Under Air







Well Maintained Warehouse on over 1/2 an Acre!

Great opportunity to locate your business in a central industrial hub of Brevard County.

This 7,500 sf warehouse sits on 2 parcels for a total of .52 Acres, is located just off Barton Blvd and only half-mile to US-1.

Features include 3-Phase Power, additional usable space with the 535 sf mezzanine, 2 bathrooms, break-room (AC), office space (AC), 20'-23' clear height ceilings, two automatic roll-up doors (14' w X 16' h), and all updated copper plumbing and PVC drainage.

The breakroom and bathroom have been renovated and are complete with new cabinets and new refrigerator.

Use the 10,000 sf of fenced-in yard space for parking or utilize the 8 spots up front/side.

The property also includes a heavy-duty 600 sf attached paver carport.

Currently used for distribution, trucking and warehousing, the M-1 zoning allows for a multitude of uses including manufacturing, automotive, storage and retail. The 2nd (included) parcel is .06 acres with C2-General Commercial Zoning.

Future Land Use is RMU-Redevelopment Mixed Use.

This sale includes TAX ID 2505963 and 2538834.



PARCEL 1

ZONING: M-1 (GENERAL INDUSTRIAL) | .46 Acres w/ building (Tax ID 2505963)

Link to City of Rockledge M-1 Code:

https://library.municode.com/fl/rockledge/codes/land_development_regulations/?nodeId=LADERE_PTVIPLDIZO_S62.140MNEINDI_62.141IN

PARCEL 2

ZONING: C-2 (GENERAL COMMERCIAL) | .06 Acres vacant land (Tax ID 2538834)

Link to City of Rockledge C-2 Code:

https://library.municode.com/fl/rockledge/codes/land_development_regulations/?nodeId=LADERE_PTVIPLDIZO_S62.120CNECODI_62.121IN



PARCEL 1

FLU: RMU (REDEVELOPMENT MIXED USE) | .46 Acres w/ building (Tax ID 2505963)

Current Use (Tax record): 4800-Warehousing, distribution, trucking terminal

PARCEL 2

FLU: RMU (REDEVELOPMENT MIXED USE) | .06 Acres vacant land (Tax ID 2538834)

Current Use (Tax record): 4000-Vacant Industrial Land

Link to City of Rockledge RMU Code:

https://library.municode.com/fl/rockledge/codes/land_development_regulations/?nodeId=LADERE_PTVIPLDIZO_S62.180REMIUSDI

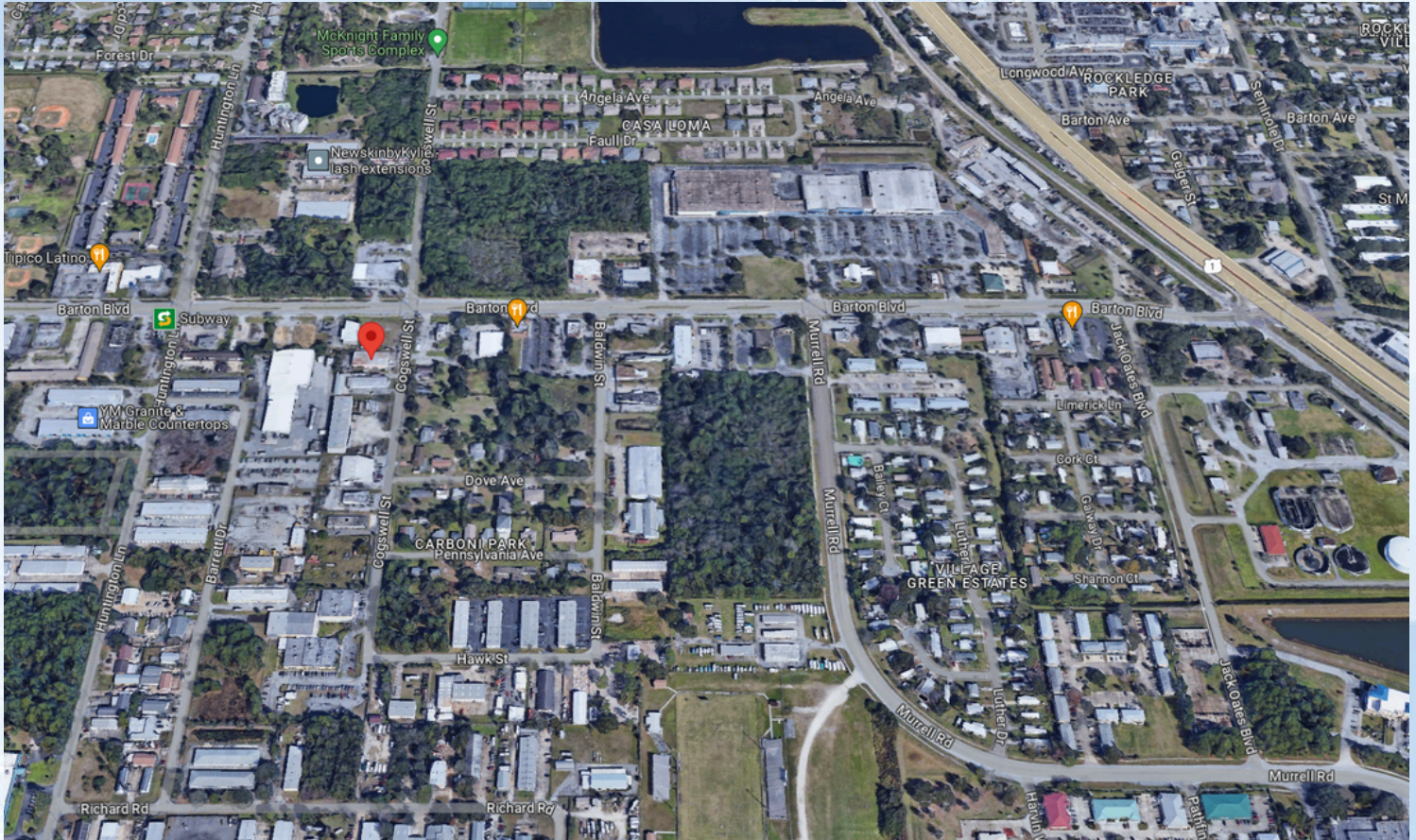
.62 acres | Approx. 100' of Rd & 100' of River Frontage













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SCAN FOR LISTING WEBSITE

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