

FOR LEASE: 5,192 SF WAREHOUSE BUILDING
\$9.25/SF

3 ROLL-UP DOORS | 400 SF FRONT OFFICE | M-1 ZONING



1729 COGSWELL ST
ROCKLEDGE, FL 32955



... OFFERING MEMORANDUM ...



SCAN FOR LISTING WEBSITE

OFFERED FOR LEASE AT:
\$4,000/month (\$9.25/sf)

Year Built:	1974
Zoning:	M1-Gen Industrial
Current Use:	Warehousing, Distribution & Trucking
Size:	5,192 sf
Office area:	400 sf
3-Phase Power:	No (available nearby)
Outside Storage Permitted:	No
Bay Doors:	(3) 10' x 10"
Ceilings:	10-12' Clear Height
Type:	Modified Gross Lease
Term:	Negotiable



Ideally located just off Barton Blvd





Open Warehouse Ready for a New Tenant!

Great opportunity to locate your business in a central industrial hub of Brevard County at a great rate at only \$9.25/sf.

This 5,192 sf warehouse is located just off Barton Blvd and only half-mile to US-1.

M-1 Zoning allows for a multitude of uses including manufacturing, automotive, storage and retail.

Features include 3 roll-up doors (10'x10'), 400 sf of separate office area, 10'-12' clear height ceilings.

3-Phase Power is nearby and available at Tenant expense.

Tenant responsibilities include all utilities, base rent and sales tax. Water usage over \$150/month will be pro-rated Tenant expense.

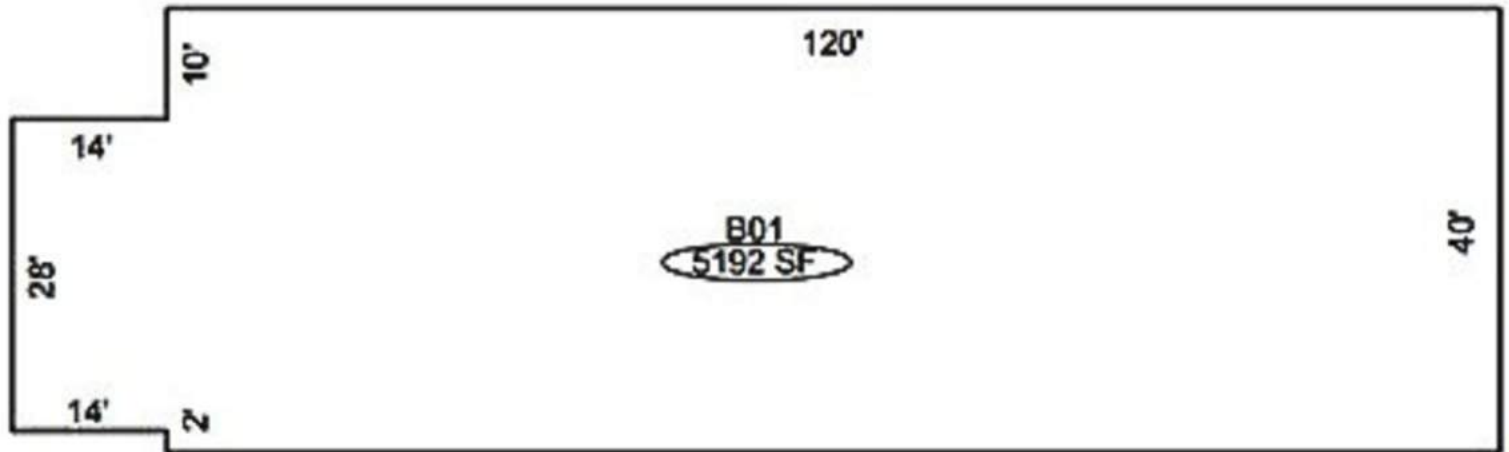


1729 COGSWELL ST, ROCKLEDGE, FL
5,192 SF | \$4,000/MOS LEASE | M-1 ZONING

BARTON BLVD

COGSWELL RD











ZONING: M-1 (GENERAL INDUSTRIAL)

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



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SCAN FOR LISTING WEBSITE

EXCLUSIVELY LISTED BY:

KAREN D'ALBERTO **JOHN CURRI**
Realtor® Realtor®

VP/Principal
321.622.3196
f1st.karen@gmail.com

Owner/CEO
321-961-4487
john@curriproperties.com

