

# FOR SALE: 7,376 SF OF INDUSTRIAL SPACE ON .46 AC



**1729 COGSWELL ST  
ROCKLEDGE, FL 32955**



... OFFERING MEMORANDUM ...



SCAN FOR LISTING WEBSITE

**OFFERED AT:**  
**\$850,000**

**Year Built:** 1974  
**Acres:** .46 acres  
**Zoning:** M-1 (Industrial)  
**Current Use:** Industrial, Storage  
**Size:** 5,192 sf (front bldg),  
2,184 sf (back bldg)  
**Parking:** Open  
**Bathrooms:** 1  
**Electrical Meters:** 4  
**Water Meters:** 1  
**Clear Height:** 10'-12'  
**Office Space:** 400 sf





**Look no further for this great opportunity to re-locate your business in a central industrial hub of Brevard County.**

**This property contains 2 buildings on .46 acres.**

**The front building is 5,192 sf warehouse includes 3 roll-up doors (10'x10'), 120' x 40' open warehouse space, 400 sf of separate office area, 10'-12' clear height ceilings, new roof panels and side metal panels replaced in 2017 with 3 separate electric meters.**

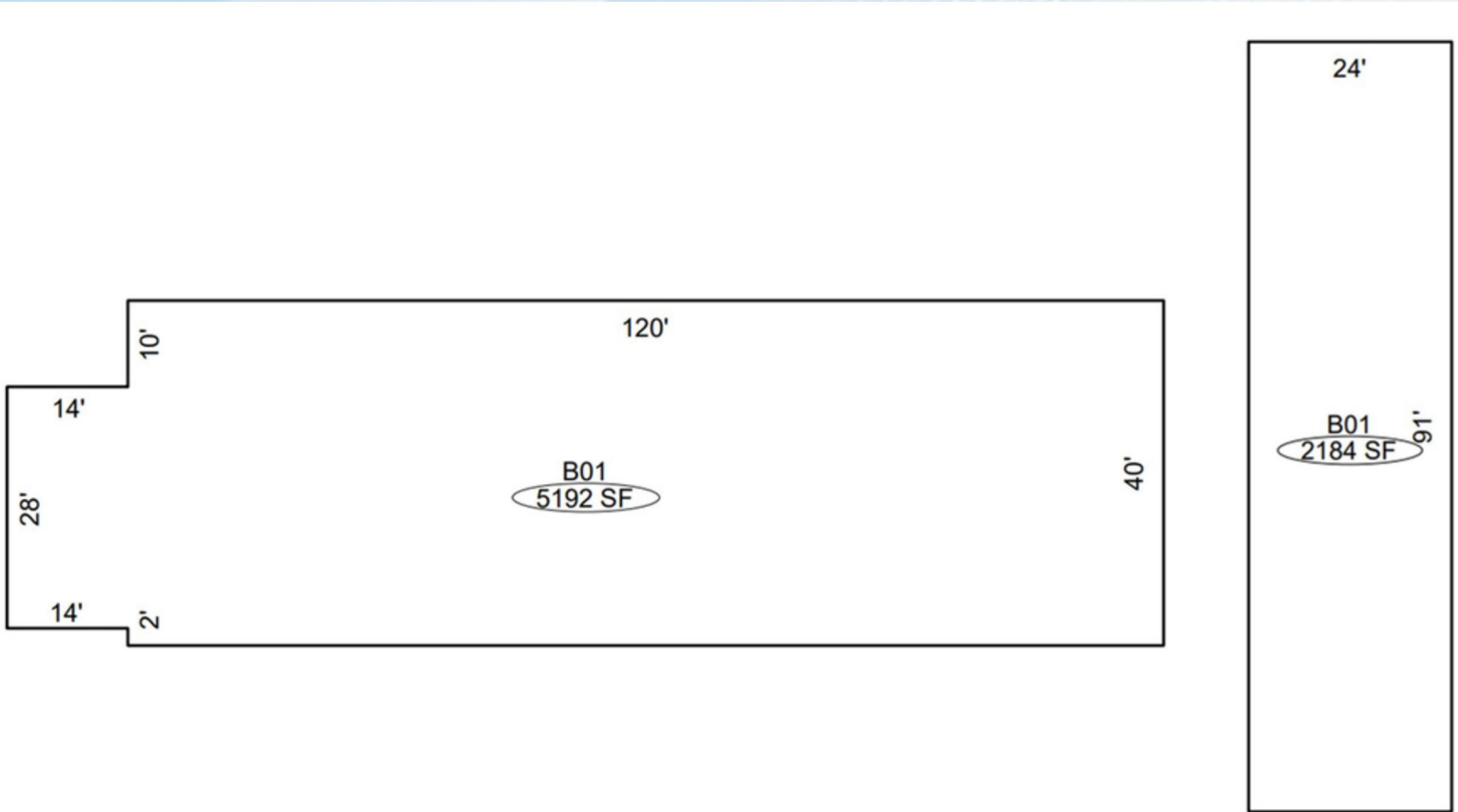
**The back building is 2,184 sq ft and ALL Block Construction, new roof in 2017 (Shingle), new electric panel, 4 roll up doors, on single electric meter.**

**The property is located just off Barton Blvd and only half-mile to US-1.**

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

**3-Phase Power is nearby and available if needed.**

**\*Owner financing available for qualified buyers with favorable terms\***









1729 COGSWELL ST, ROCKLEDGE, FL  
7,376 SF | .46 ACRES | M-1 ZONING

1

BARTON BLVD

COGSWELL RD







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