

**FOR LEASE**



**FACILITY OVERVIEW:**

**±27,780 SF Two Building  
Warehouse & Storage  
Facility on 2.57 Acres**



**324 CLEARLAKE ROAD  
COCOA, FLORIDA**

**FOR INFO CONTACT:**

**MICHAEL MOSS II**  
Associate  
321.266.1150  
mmoss@teamlbr.com

**MIKE MOSS, SIOR**  
Principal | Director  
321.543.2498  
Mike@teamlbr.com

**LUKE BROWN**  
Associate  
603.244.8052  
Luke@teamlbr.com



**LIGHTLE BECKNER ROBISON**

• INCORPORATED •

COMMERCIAL REAL ESTATE SERVICES

70 W HIBISCUS BLVD MELBOURNE, FL | PHONE: 321-722-0707 | WWW.TEAMLBR.COM

INFORMATION CONTAINED HEREIN BELIEVED ACCURATE HOWEVER NOT WARRANTED



# 324 Clearlake Road Cocoa, Fl

## ±27,780 SF

## Available For Lease

### PROPERTY OVERVIEW

Building 1 SF ..... +/-20,580

Building 2 SF..... 7,200

Clear Height ..... +/-24'

Total Acreage ..... 2.57 SF

Power ..... Single Phase

Zoning ..... BU-2

Loading ..... Dock Hi & Grade Level

Lease Rate ..... \$12.25/sf/yr NNN

**CALL FOR MORE INFO**

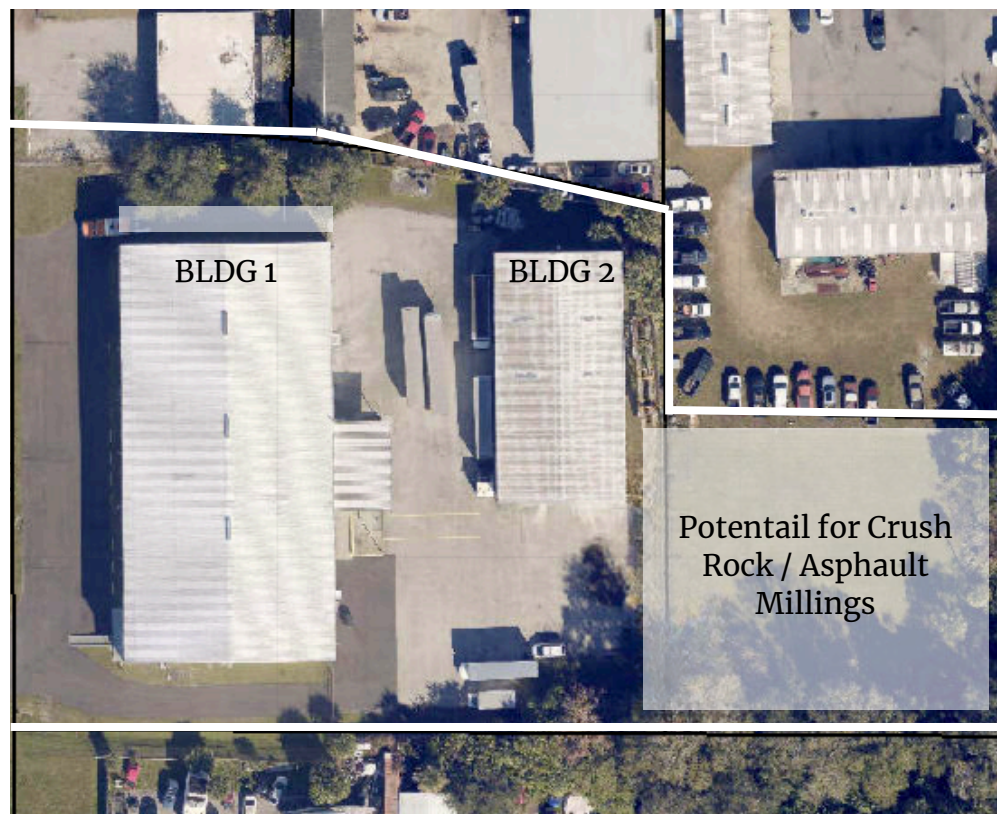
### OFFERING SUMMARY

The team at Lightle Beckner Robison, Inc. is now offering this versatile property in the heart of Cocoa, Florida for Lease. The property consists of a 20,280 square feet of clear span high bay warehouse with two story office space and an additional open 7,200 square foot warehouse situated on 2.57 acres. The property offer great road frontage, grade level and dock hi loading along with ample 360 degree truck access and outside storage space. Contact our team to learn more about this opportunity!

### PROPERTY FEATURES:

- Prime Street Frontage
- Clear Span High Bay warehouse w/ dock hi ramp and grade level loading
- Ample Parking & Fenced Outside Storage
- 2 Miles from Interstate 95 & 3 Miles from SR 528
- Available 10/01/2025

### LOCATION INSIGHT



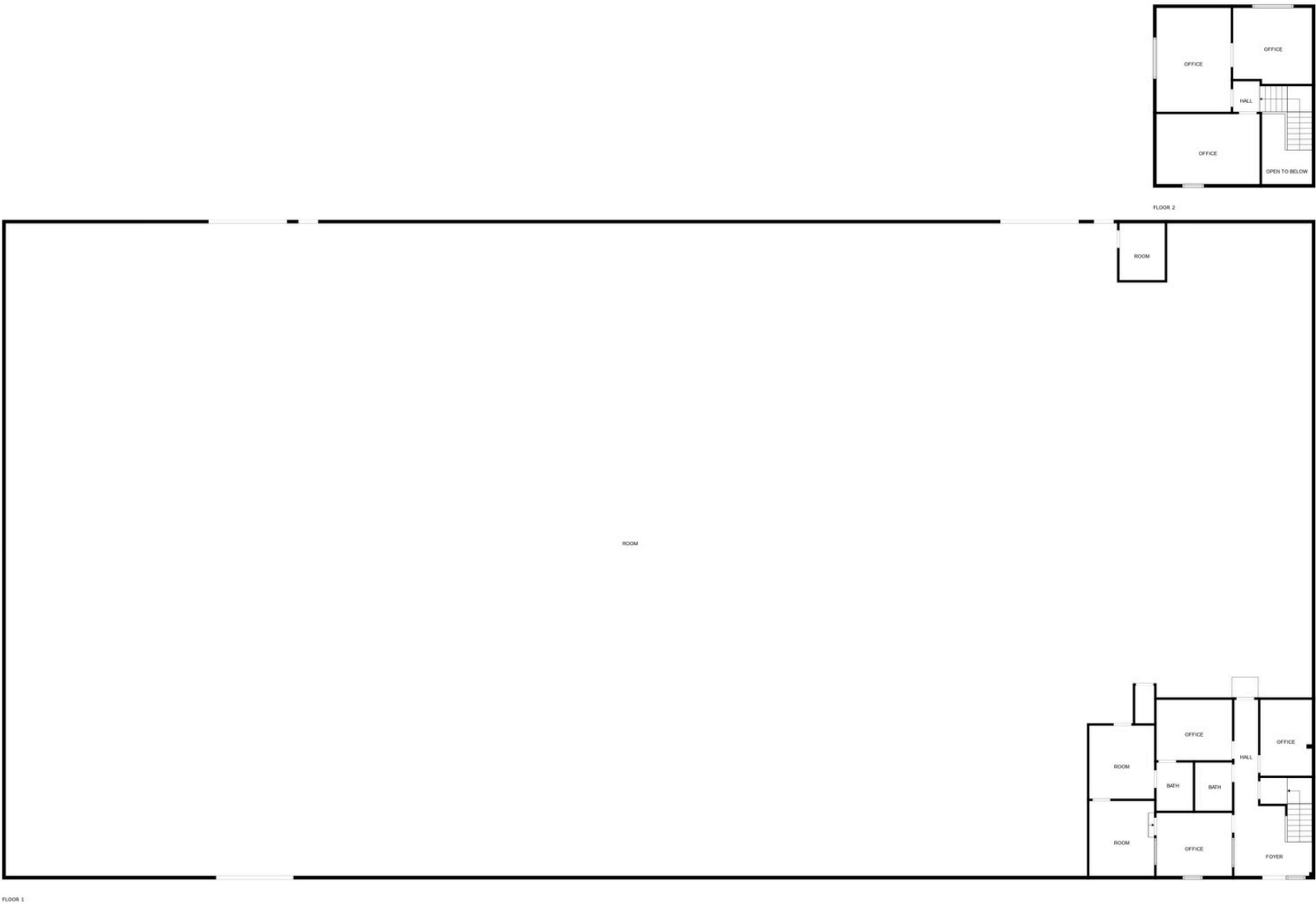


# PROPERTY PHOTOS

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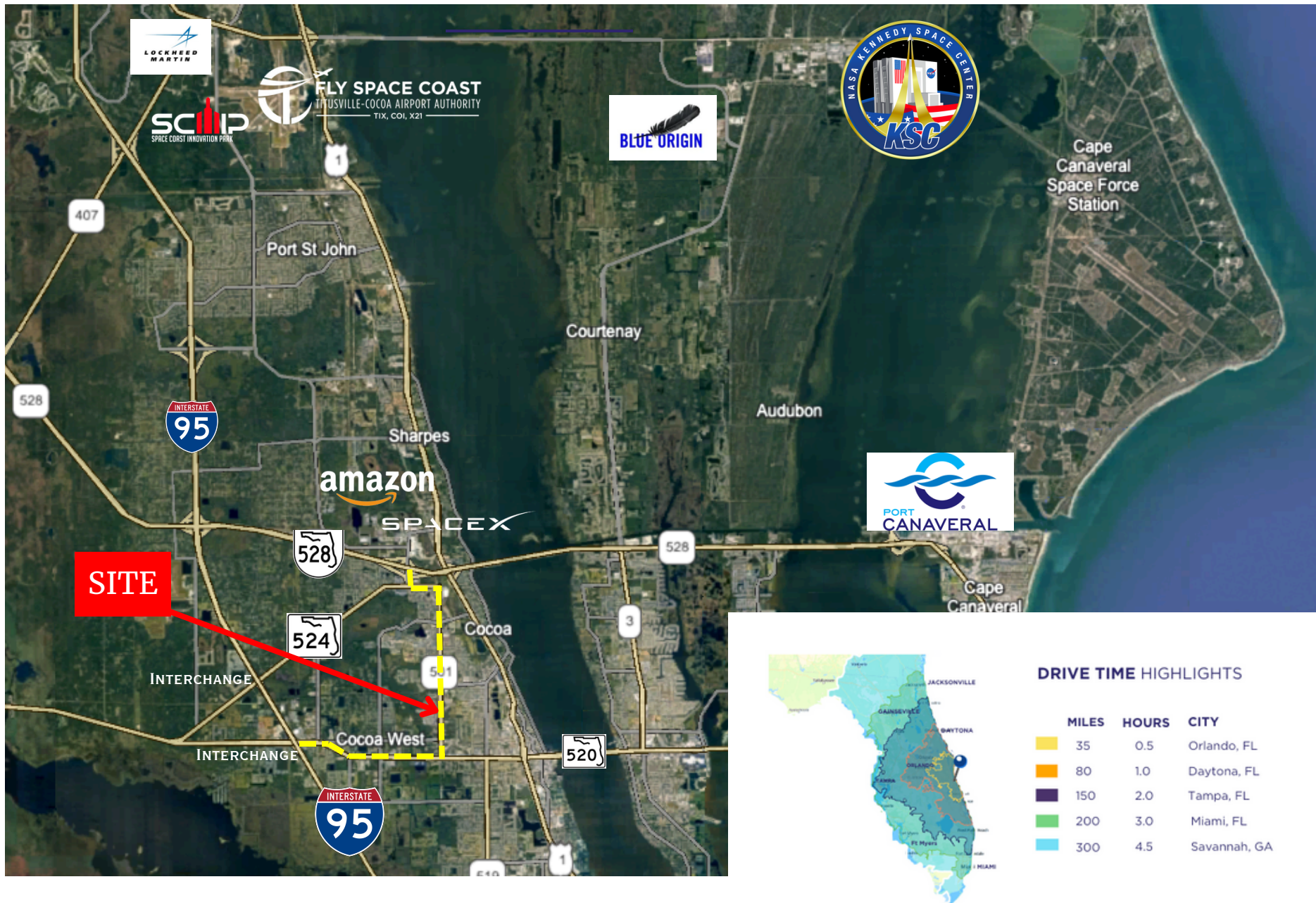


# BLDG 1 FLOOR PLAN





# LOCATION INSIGHT



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