



PROPERTY DESCRIPTION

Excellent opportunity to purchase a 27,493± SF standalone office/flex building in a convenient central Rockledge location. Built in 1988, the property features Brevard County Light Industrial (IU) zoning, offering flexibility for a wide range of commercial and industrial uses. The building is fully built out as office space but was previously configured with a flex area that could easily be converted back to warehouse, with potential for 20'+ clear height to meet your operational needs.

The building is fully air-conditioned and move-in ready, providing a clean, functional environment for immediate occupancy. It includes two dock-high roll-up doors, with the potential to add a grade-level door through a minor modification. This versatile asset is ideal for an owner-user or investor seeking a combination of office and light industrial functionality in a highly accessible Brevard County location near I-95 and US-1.

PROPERTY HIGHLIGHTS

- Fully air-conditioned
- Two dock-high roll-up doors
- Convenient access to US-1 and I-95

OFFERING SUMMARY

Sale Price:	\$5,250,000
Number of Units:	3
Lot Size:	2.24 Acres
Building Size:	27,493 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,514	17,164	37,513
Total Population	4,012	41,465	89,634
Average HH Income	\$130,989	\$125,868	\$118,571



BLAKE WILSON

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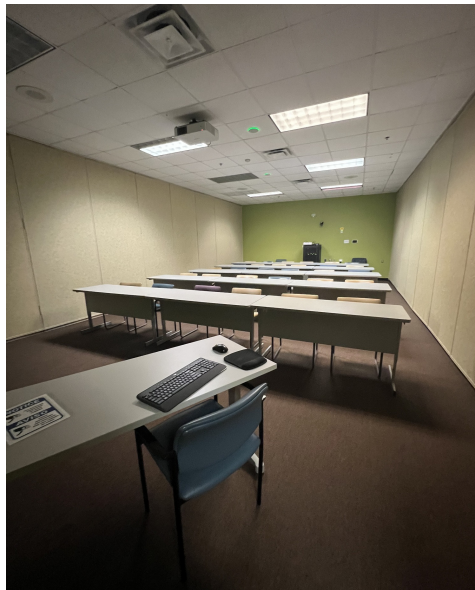
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos



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295 Barnes Blvd | Rockledge, FL 32955

Location Map



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies



**LIGHTLE
BECKNER
ROBISON**

INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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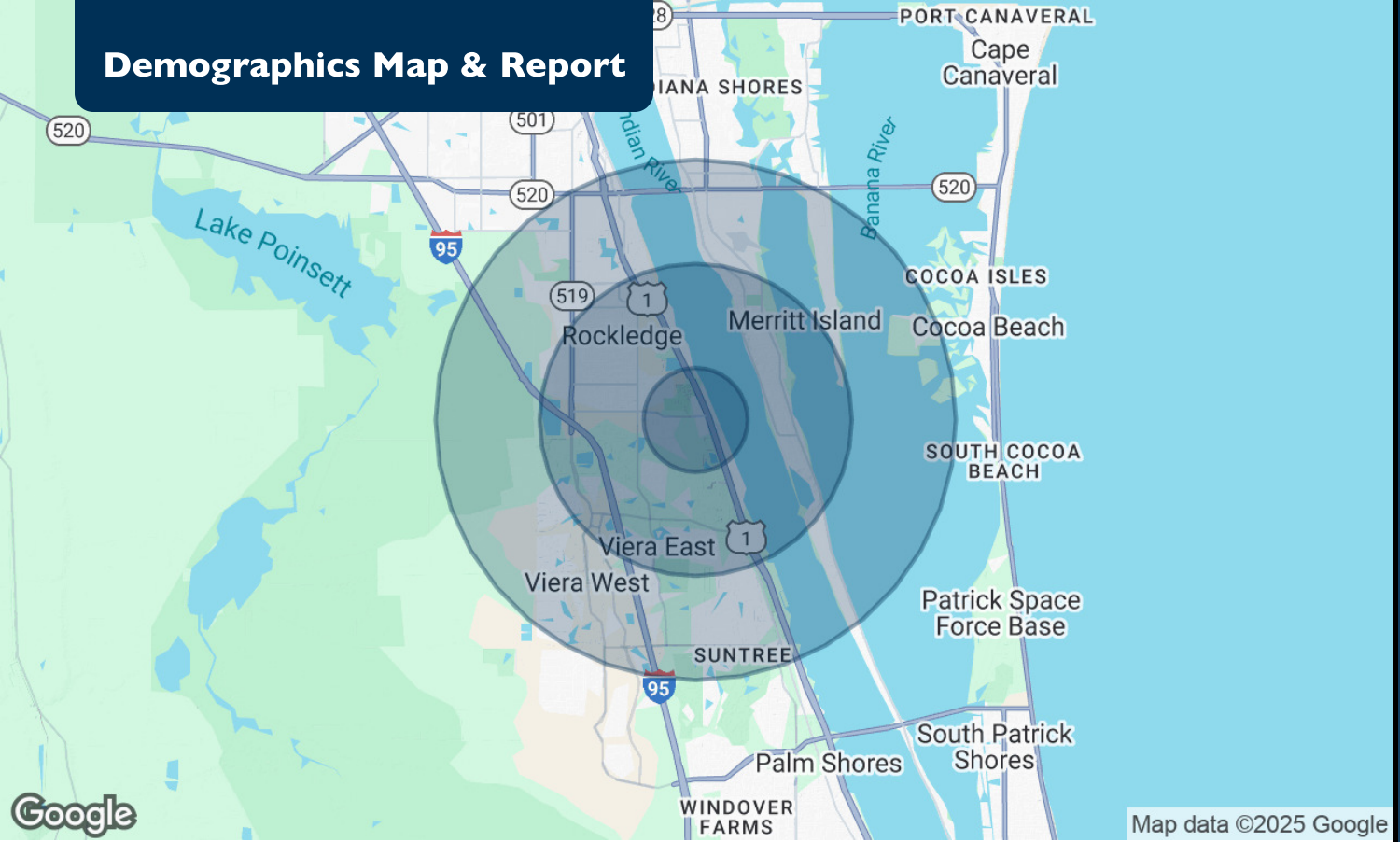
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Demographics Map & Report



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,012	41,465	89,634
Average Age	44	47	46
Average Age (Male)	43	46	45
Average Age (Female)	44	48	47

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,514	17,164	37,513
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$130,989	\$125,868	\$118,571
Average House Value	\$449,598	\$433,209	\$448,018

Demographics data derived from AlphaMap



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