

FOR SALE

1.29 ACRE

Industrial Land Parcel
Brevard County, FL

SUMMARY

Now offering 1.29 acres located off Grissom Parkway in the heart of Florida's Space Coast. This unentitled parcel presents a range of opportunities for end users or investors seeking to develop a new facility. Featuring heavy industrial zoning and a highly visible corner location near Interstate 95 and State Road 528, the site is surrounded by notable neighbors such as Amazon, DiamondBack America, Cemex, and FedEx Distribution. The property is well positioned to accommodate new or expanding users in this growing market.

Contact us to learn more about this opportunity!

PROPERTY OVERVIEW

Asking Price	\$395,000	Zoning Code	LINK
Price Per/Acre	\$306,000	Municipality	City of Cocoa
Total Acreage	1.29	Parcel ID #	24-35-12-00-777
Zoning	M-2	Future Land Use	Industrial

INFORMATION CONTAINED HEREIN BELIEVED ACCURATE HOWEVER NOT WARRANTED

**Grissom Parkway
Cocoa, Florida 32927**

AERIAL



FOR INFO

Mike Moss, SIOR
Principal
321-543-2498
Mike@Teamlbr.com

LBR LIGHTLE BECKNER ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

SITE OVERVIEW

1.29 ACRE LOT



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Cocoa, Florida 32927

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LOCATION INSIGHT SPACE COAST MARKET

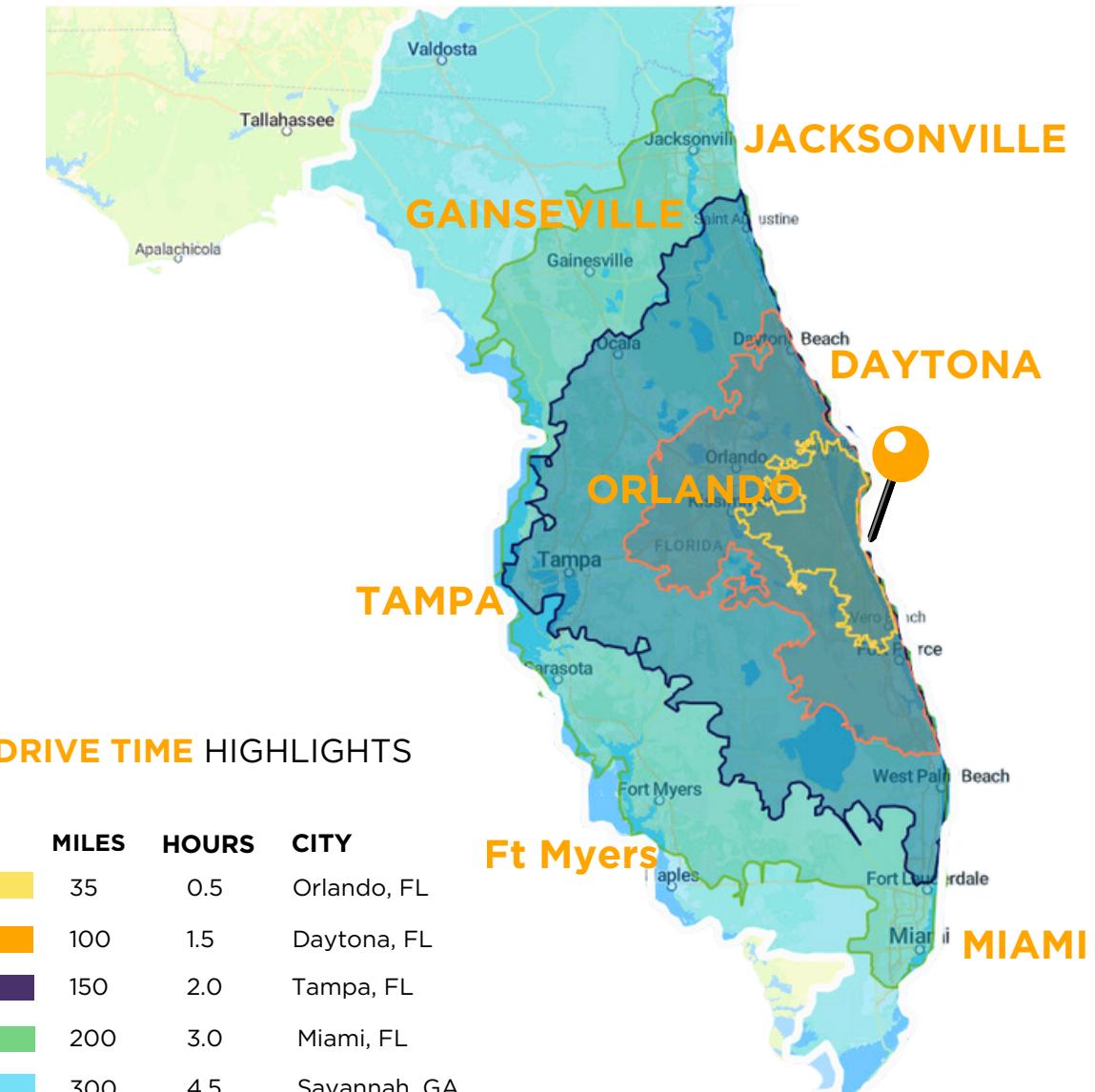
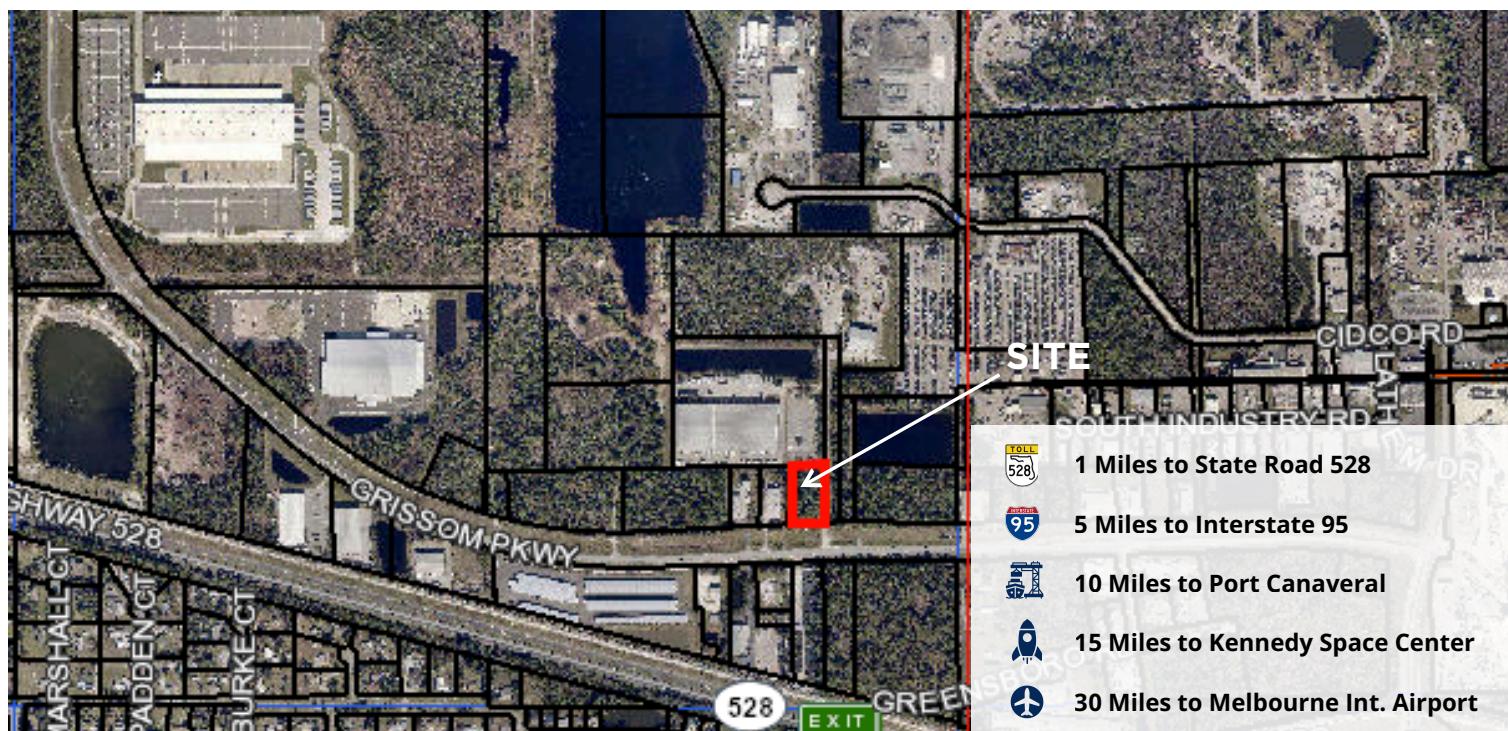
WHY THE SPACE COAST?

Florida's Space Coast is a world-renowned aerospace, aviation, and manufacturing hub. The city is home to major aerospace and aviation companies, such as Northrop Grumman, L3Harris Corporation, Collins Aerospace, Embraer, Dassault Falcon, Thales, Satcom Direct, and more who are all contributing to the region's reputation as a key player in the manufacturing, defense, aviation and aerospace sectors.

Located in the southern region of the County lies Melbourne International Airport (MLB) which serves as a crucial asset for transportation. With over 20,000 people working on the airport grounds everyday it is said to be America's fastest growing aviation and aircraft manufacturing center, contributing almost \$3 billion to the economy annually.

The Space Coast is also one of the nation's 10 most undervalued housing markets, according to a recent report by the National Association of Realtors, and was ranked #4 on U.S. News & World Report's recent ranking of the top places to retire in the U.S. It has also been voted the #10 best place to live in the United States and over the last five years has brought in over 10,000 high tech jobs and a skilled labor workforce.

KEY DISTANCES



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