



**CALL FOR PRICING**

# **OWNER USER INVESTMENT SALE**

**485 GUS HIPP BOULEVARD | ROCKLEDGE, FL 32955**

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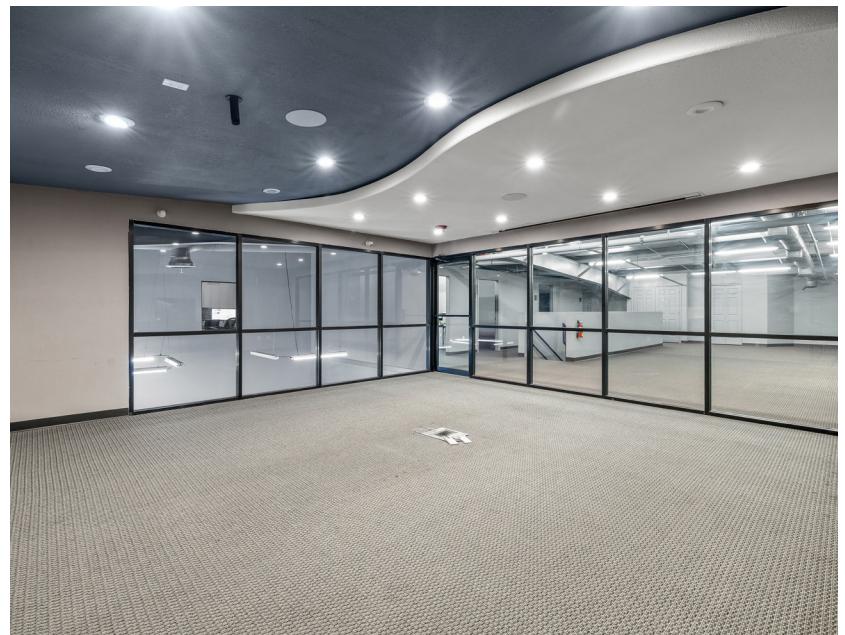
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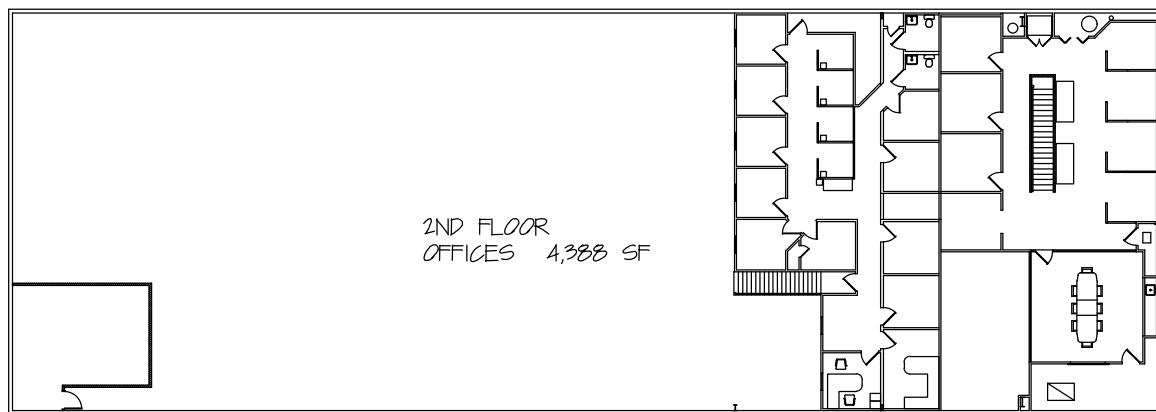
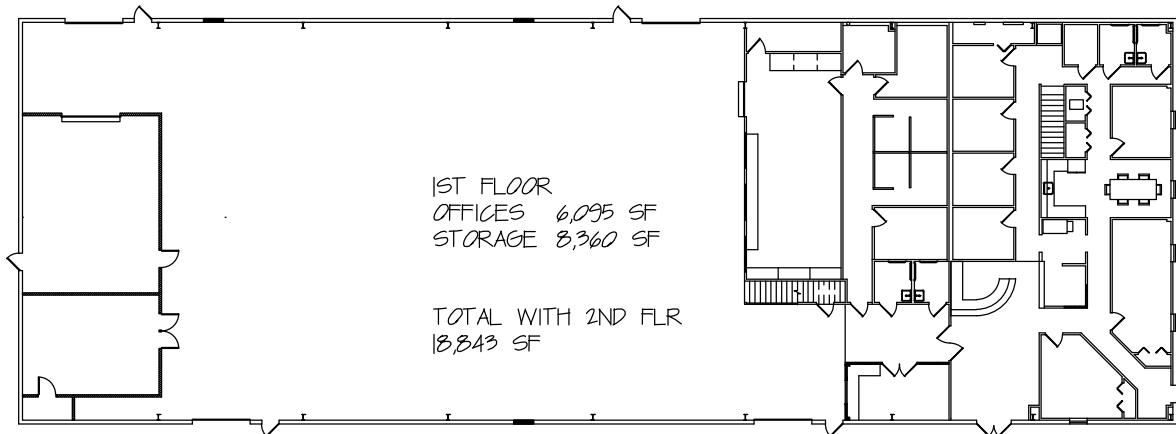
# Building Information



## HIGHLIGHTS

- » Total Building: 18,843
- » Clear Height: 24'
- » Roof Age: 2018
- » Construction Type: Masonry Block
- » Land Area: 1.55 Acres
- » Four (4) 14' x 12' Garage Doors
- » Buildout consists of 10,843 SF Office and 8,360 SF Warehouse
- » Built in 2004



**BUILDING PLAN**

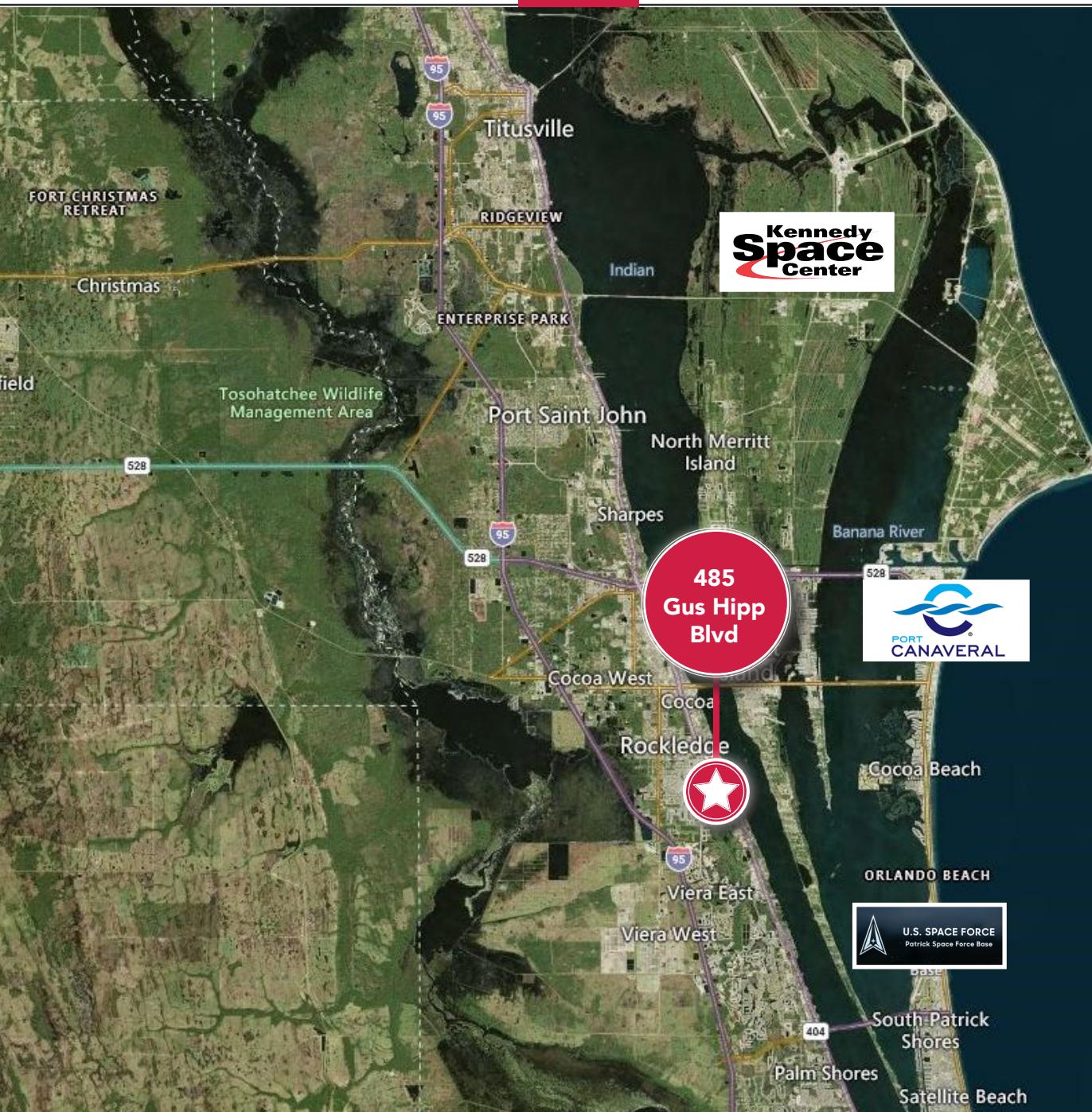
|                           |               |
|---------------------------|---------------|
| <b>SIZE:</b>              | 18,843 SF     |
| <b>CLEAR HEIGHT:</b>      | 24'           |
| <b>ROOF AGE:</b>          | 2018          |
| <b>CONSTRUCTION TYPE:</b> | Masonry Block |

|                        |                                       |
|------------------------|---------------------------------------|
| <b>LAND AREA:</b>      | 1.5 Acres                             |
| <b>DRIVE IN DOORS:</b> | Four (4) 14'x12' Garage Doors         |
| <b>BUILDOUT:</b>       | 10,843 SF Office / 8,360 SF Warehouse |
| <b>YEAR BUILT:</b>     | 2004                                  |

02

# Location





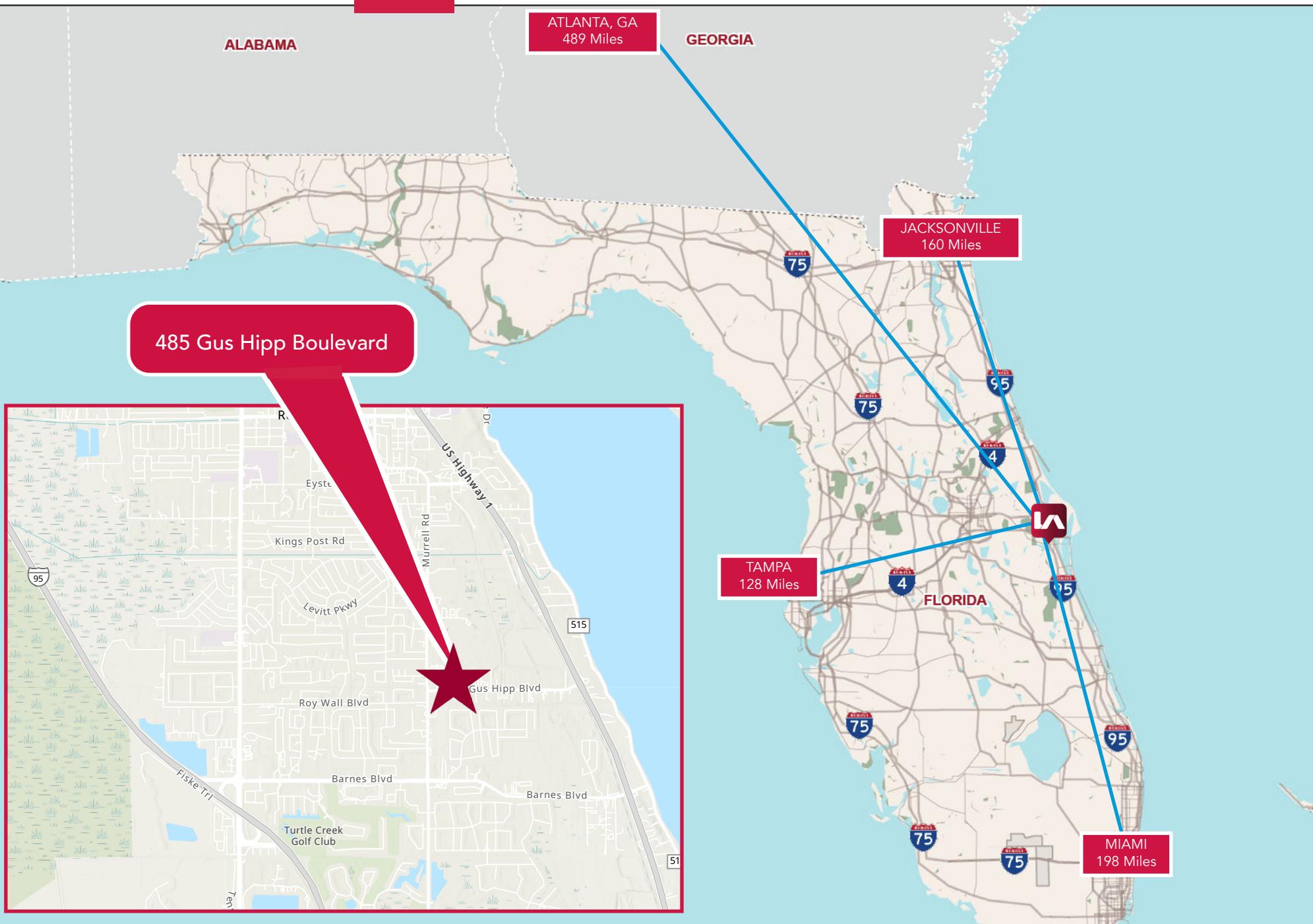
## Distances

|                      |            |
|----------------------|------------|
| US 1                 | 0.8 Miles  |
| I-95                 | 2.3 Miles  |
| Port Canaveral       | 16.8 Miles |
| Kennedy Space Center | 23 Miles   |

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BUILDING INFORMATION

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03



# Property Photos

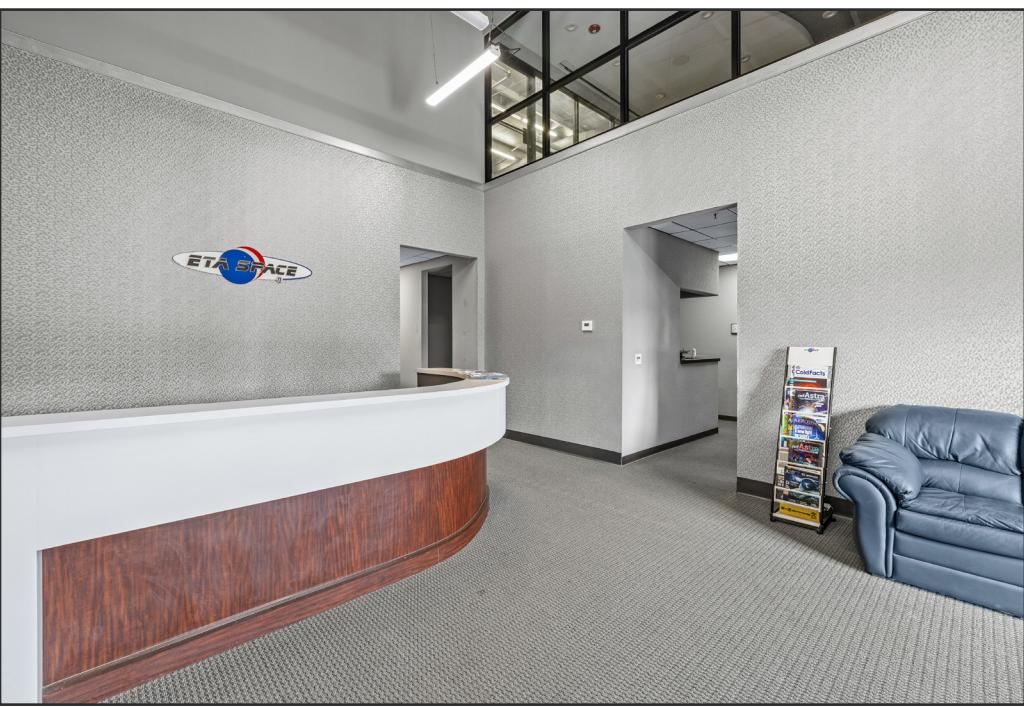
**ADDITIONAL PAVED OUTDOOR  
STORAGE / PARKING**



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