

# 420 SHEARER BLVD COCOA FLORIDA

SINGLE TENANT INDUSTRIAL | 19,170 SF on 1.11 AC | AVAILABLE NOW



**FOR SALE OR LEASE**

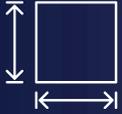
*PRESENTED BY LIGHTLE BECKNER ROBISON, INC*



# PROPERTY INFORMATION



SALE PRICE: **\$2,650,000** (\$138/PSF)  
ASKING RENT: **\$13.00/sf/yr** NNN



**19,170** Net Rentable SQFT



**1979** Built / **2025** Renovated



**1.11** Acre Parcel



**M-1** Light Industrial Zoning



**3 Phase / 480V** Power



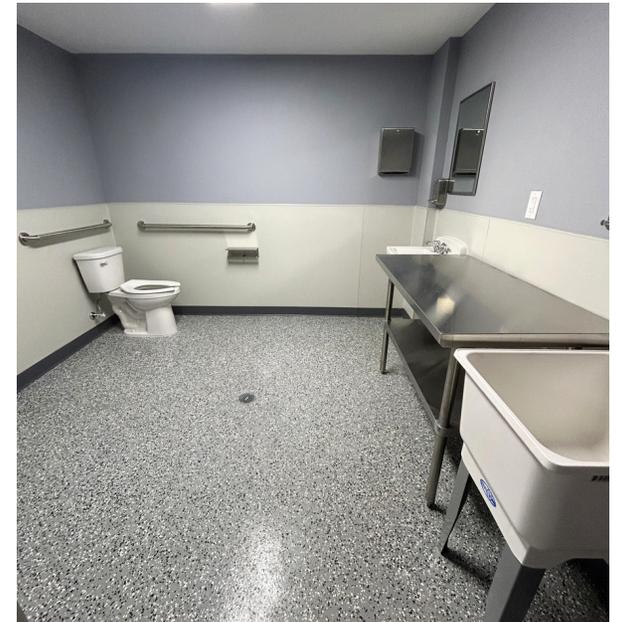
**LED** Overhead Lighting



**(3) 14x12' & (3) 12x12'**  
GL Bay Doors



# INTERIOR PHOTOS



# LOCATION OVERVIEW



## CALL FOR INFO

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