

INDUSTRIAL FOR SALE OR LEASE
10,000 TO 50,000 SF WITH IOS AVAILABLE
5565 KORBIN AVENUE
ROCKLEDGE, FL 32955



SHORT TERM LEASES AVAILABLE

PROPERTY HIGHLIGHTS

- Available: 4.87 Acres
- Warehouse: 10,000 to 50,000 SF
- Improvements:
 - Fully fenced and secure
 - Stabilized with crushed rock
 - Utilities: Water & Power
- Ideal Use: Equipment rental, truck and fleet maintenance, heavy equipment, construction materials, etc.
- Zoning: IU (Light Industrial)
- Location: The property is situated just off Viera Blvd less than 1 mile from I-95, and US HWY-1

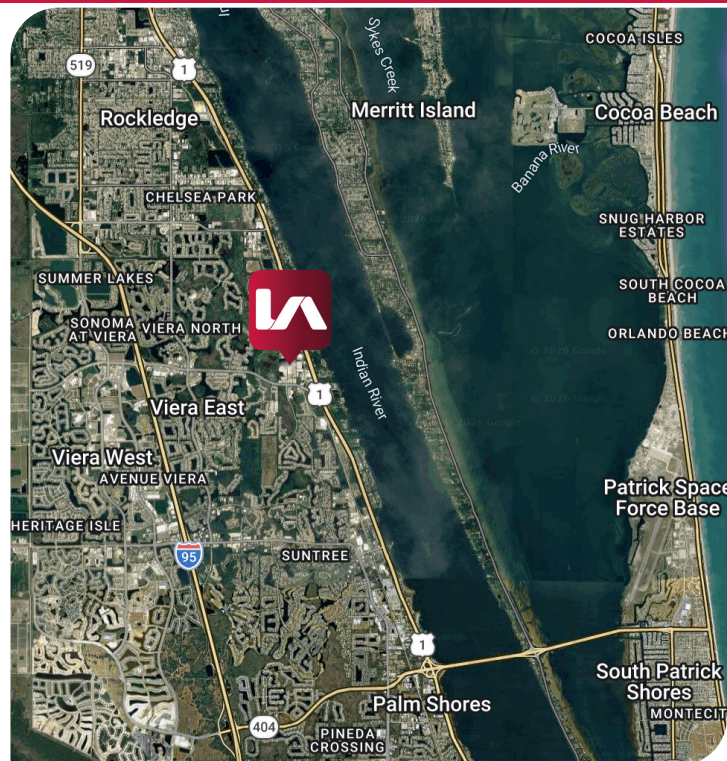
CALL BROKER FOR RATE INFORMATION

Leasing Contacts:

Charles W. Duvall
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D 321.243.0857

Ryan Griffith
Senior Vice President/Principal
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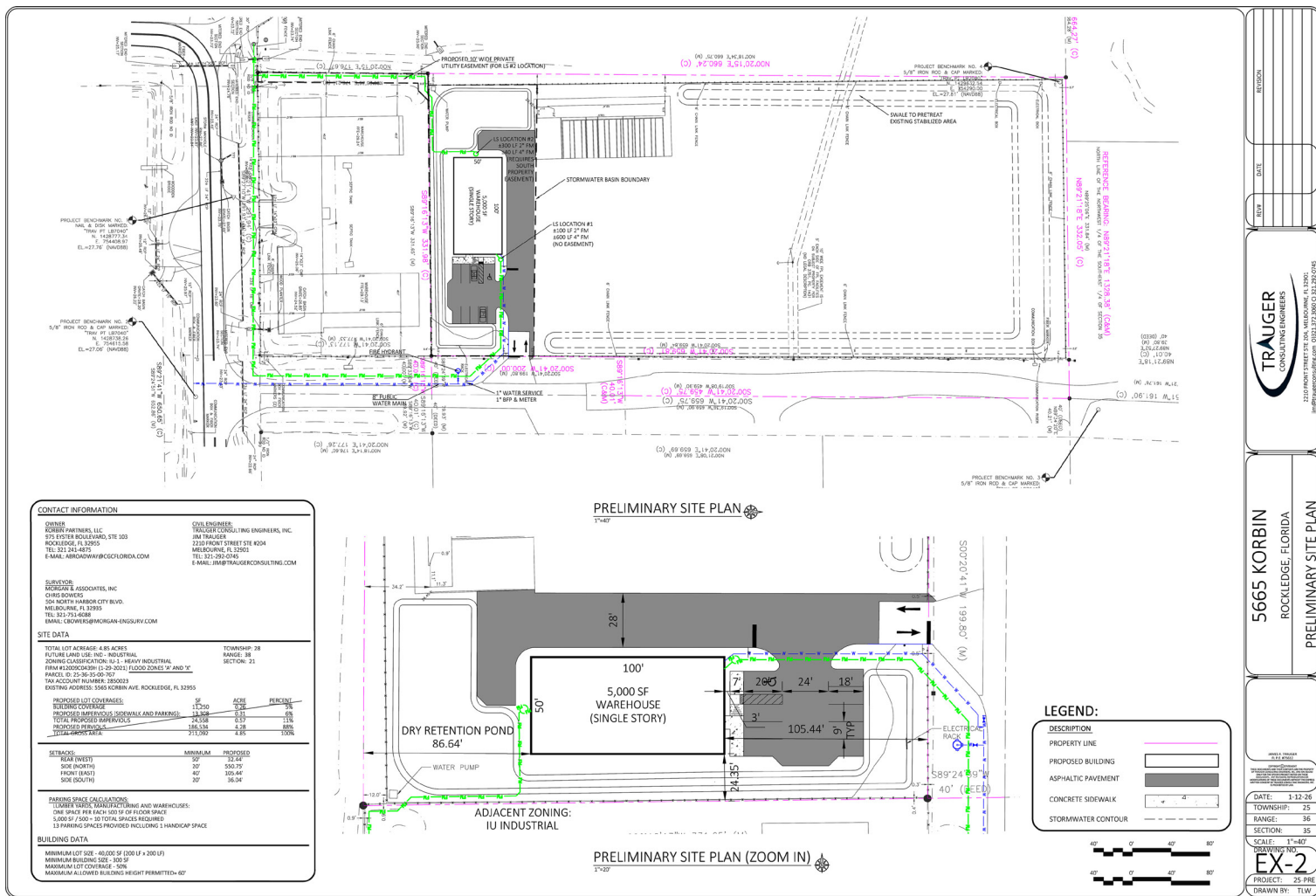
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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ROCKLEDGE, FL 32955



CONTACT INFORMATION

OWNER:
KORBIN PARTNERS, LLC
174 KOCKER BOWLINGWAY, STE 103
ROCKLEDGE, FL 32955
TEL: 321-241-4875
E-MAIL: ABRADWAY@CGCFLOIDA.COM

CIVIL ENGINEER:
TRAUGER CONSULTING ENGINEERS, INC.
JIM TRAUGER
2221 FRONT STREET STE 4024
MELBOURNE, FL 32901
TEL: 321-282-4040
E-MAIL: JIM@TRAUGERCONSULTING.COM

SURVEYOR:
KORSCAN & ASSOCIATES, INC.
CINDY SCHWESER
304 NORTH HARBOR CITY BLVD.
MELBOURNE, FL 32955
TEL: 321-751-6088
E-MAIL: CINDY@KORSCAN-ENGINEERING.COM

SITE DATA

TOTAL LOT AREA: 4.81 ACRES
TOWNSHIP: 38
FUTURE LAND USE: INDUSTRIAL
ZONING CLASSIFICATION: IU-1 HEAVY INDUSTRIAL
SECTION: 21
FRONT SETBACK: 25-36-35-00'-00"
PARCEL ID: 25-36-35-00-767
TAX ACCOUNT NUMBER: 380023
EXISTING ADDRESS: 5565 KORBIN AVE, ROCKLEDGE, FL 32955

PROPOSED LOT COVERAGES	SF	ACRES	PERCENT
RETENTION COVERAGE	11,750	0.26	2.42
PROPOSED IMPERVIOUS (SIDEWALK AND PARKING)	14,308	0.33	2.95
TOTAL PROPOSED IMPERVIOUS	26,058	0.59	5.37
PROPOSED PERVIOUS	185,438	4.28	80.00
TOTAL PERVIOUS AREA	211,496	4.81	100.00

SETBACKS	MINIMUM	PROPOSED
REAR (WEST)	50'	32.24'
SIDE (NORTH)	20'	302.79'
FRONT (EAST)	40'	309.64'
SIDE (SOUTH)	20'	55.94'

PARKING SPACE CALCULATIONS
TRAUGER SYSTEMS DISTRIBUTING AND WAREHOUSES:
ONE SPACE PER EACH 500 SF OF FLOOR SPACE
5,000 SF / 500 = 10 TOTAL SPACES REQUIRED
13 PARKING SPACES PROVIDED INCLUDING 3 HANDICAP SPACE

BUILDING DATA

MINIMUM LOT SIZE - 40,000 SF (100 LF x 200 LF)
MINIMUM BUILDING SIZE - 300 SF
MAXIMUM LOT COVERAGE - 50%
MAXIMUM ALLOWED BUILDING HEIGHT PERMITTED - 60'

TRAUGER CONSULTING ENGINEERS
1000 W. UNIVERSITY BLVD., SUITE 200
MELBOURNE, FL 32901
TEL: 321-282-4040
WWW.TEAENGINEERS.COM

5565 KORBIN
ROCKLEDGE, FLORIDA

PRELIMINARY SITE PLAN

DATE: 1-12-26
TOWNSHIP: 38
RANGE: 36
SECTION: 35
SCALE: 1"=60'
PROJECT: 25 PRE
DRAWN BY: TLV

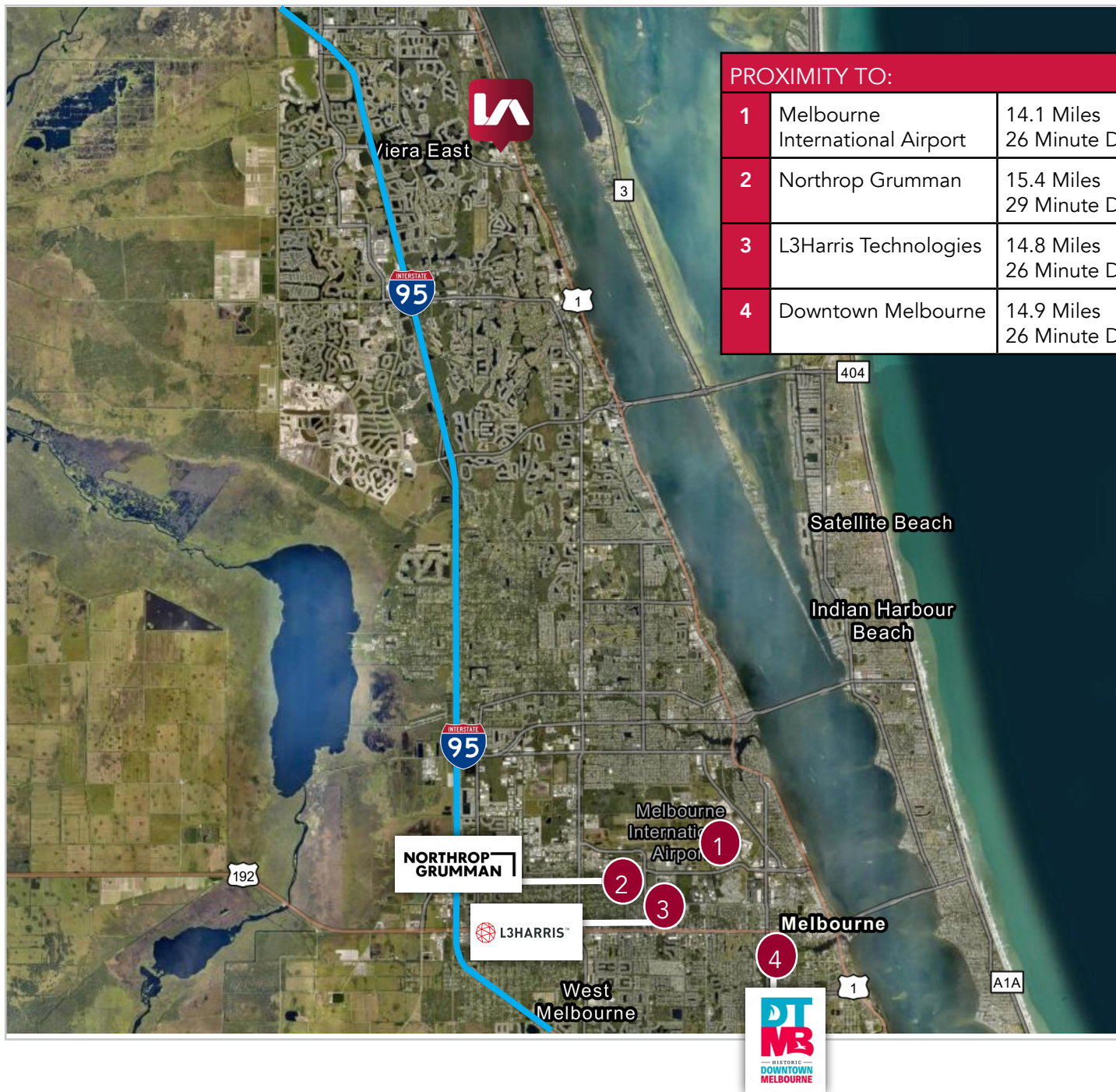
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