

FOR LEASE
±26,522 SF

Industrial Manufacturing
& Flex Space Available



275 Barnes Blvd
Rockledge, Florida



CALL FOR INFO

MIKE MOSS, SIOR
PRINCIPAL | INDUSTRIAL
321.543.2398
MIKE@TEAMLBR.COM

MICHAEL MOSS II
ASSOCIATE
321.266.1150
M MOSS@TEAMLBR.COM

LUKE BROWN
ASSOCIATE
603.244.8052
LUKE@TEAMLBR.COM



FOR LEASE INDUSTRIAL FLEX & WAREHOUSE SPACE



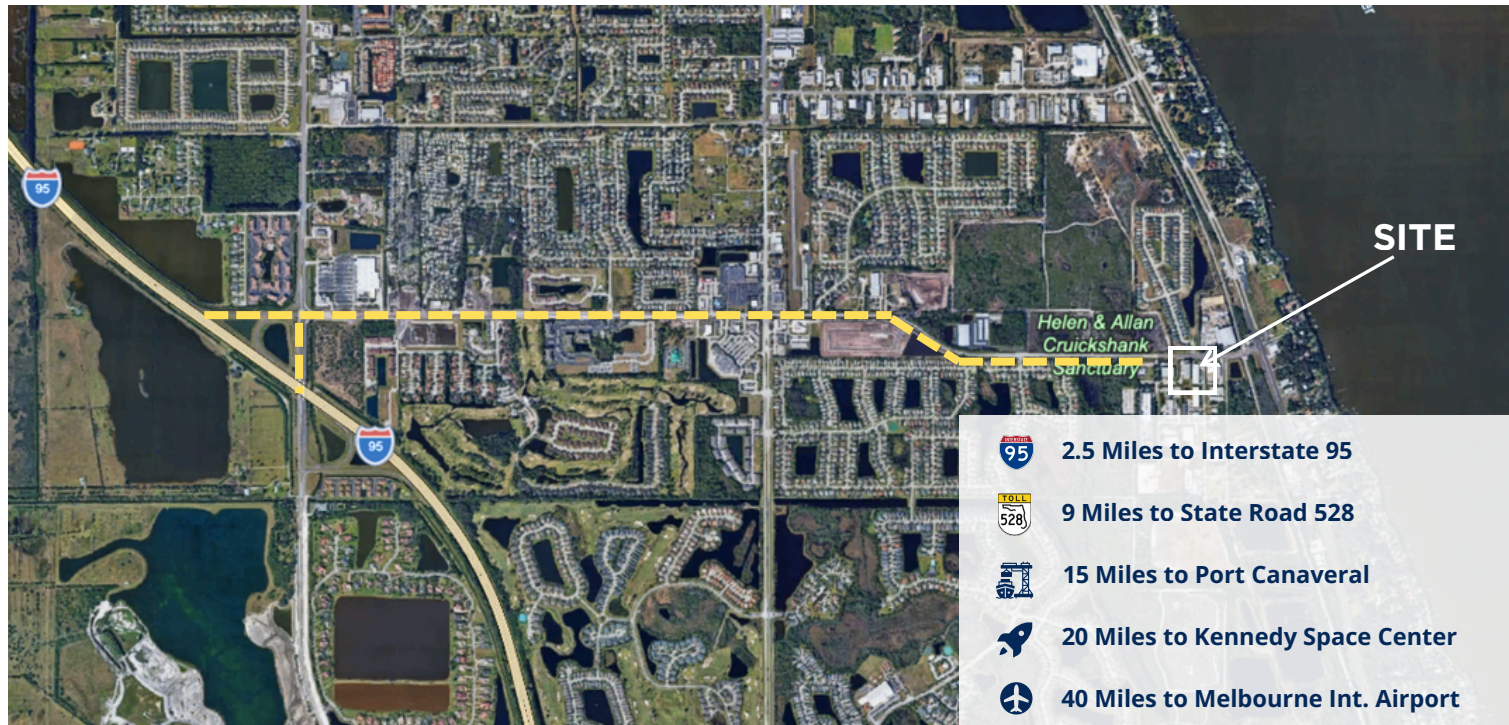
SUMMARY

The property is located off US Highway 1 just east of Murrell Rd in Rockledge, Florida providing easy access to Interstate 95. The space includes ample first & second floor office, filtered clean room, fully HVAC warehouse space with heavy 3 Phase power, and ample loading providing a great facility for manufacturing, R&D, assembly, and various other potential business users seeking space here in Brevard County.

BUILDING SPECIFICATIONS

Total Acreage	1.29	Clear Height	15 - 20'
Building Type	Blk / Mtl	Grade Level Doors	(6) 12'x12'
Total Square Footage	26,522	Truck Well	(1) 9'x10'
Office Space	5,500	Electrical	3 Phase/480v/1,400a
Clean Room Space	3,000'	County Zoning	Light Industrial
Warehouse Space	18,000	Asking Rent	\$14.50/sf/yr

KEY DISTANCES



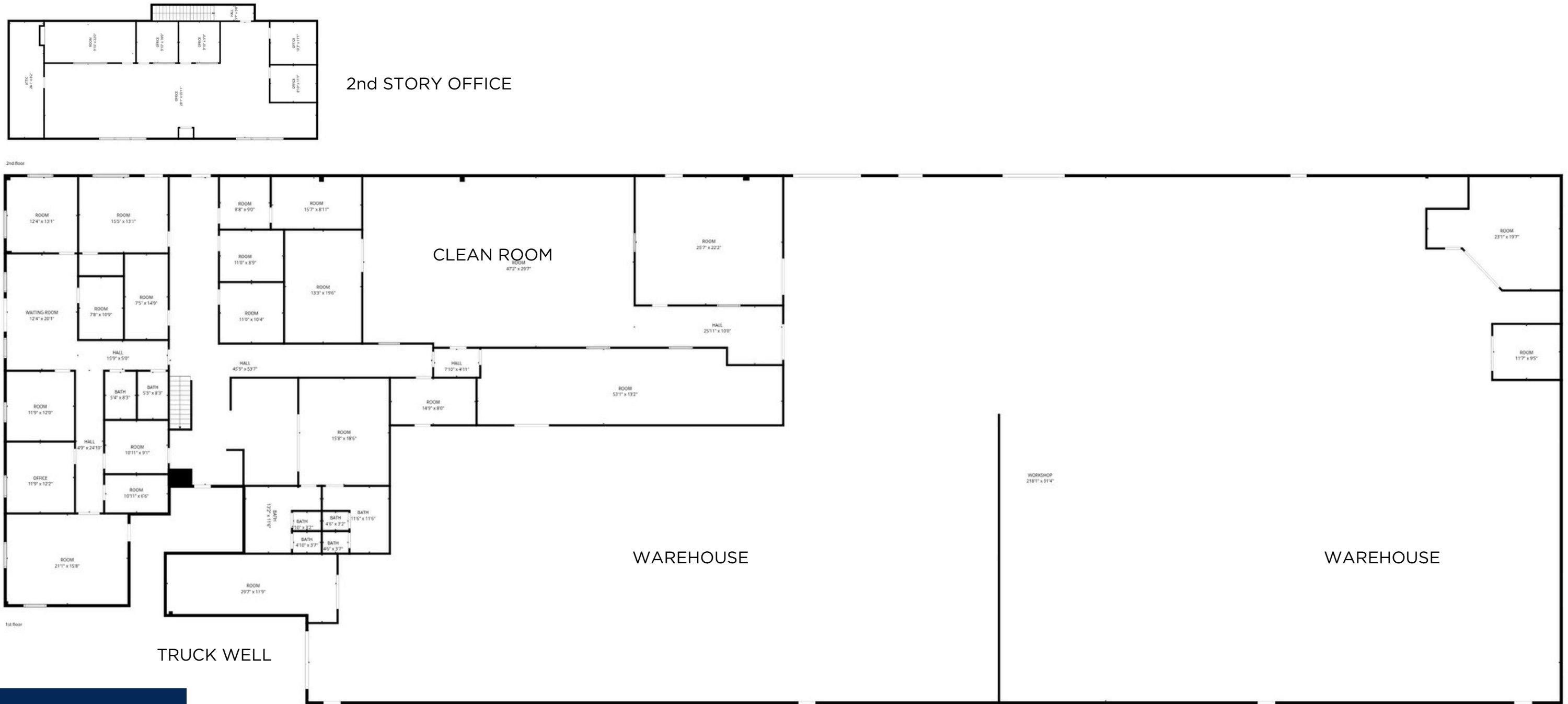
BUILDING PHOTO



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FLOOR PLAN



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INFORMATION CONTAINED HEREIN BELIEVED ACCURATE HOWEVER NOT WARRANTED