



SPACE FOR LEASE | Unit A Office 823 N Cocoa Blvd Cocoa, Florida



FOR INFO

Michael Moss II
Associate | Industrial
321-266-1150
Mmoss@teamlbr.com



70 W HIBISCUS BLVD MELBOURNE, FL | PHONE: 321-722-0707 | WWW.TEAMLBR.COM



AADT 33,000

SUMMARY

Located in Cocoa’s premier industrial park off of US highway 1, this 2,000 square foot office / flex space offers open reception, large office & conference rooms, kitchenette area, and a back storage area with 8' roll up door.

Offering direct US highway 1 frontage in Cocoa. This location offers great visibility and connectivity to both SR 520 & SR 528.

Contact us today to learn more about the availabilities within the Park!

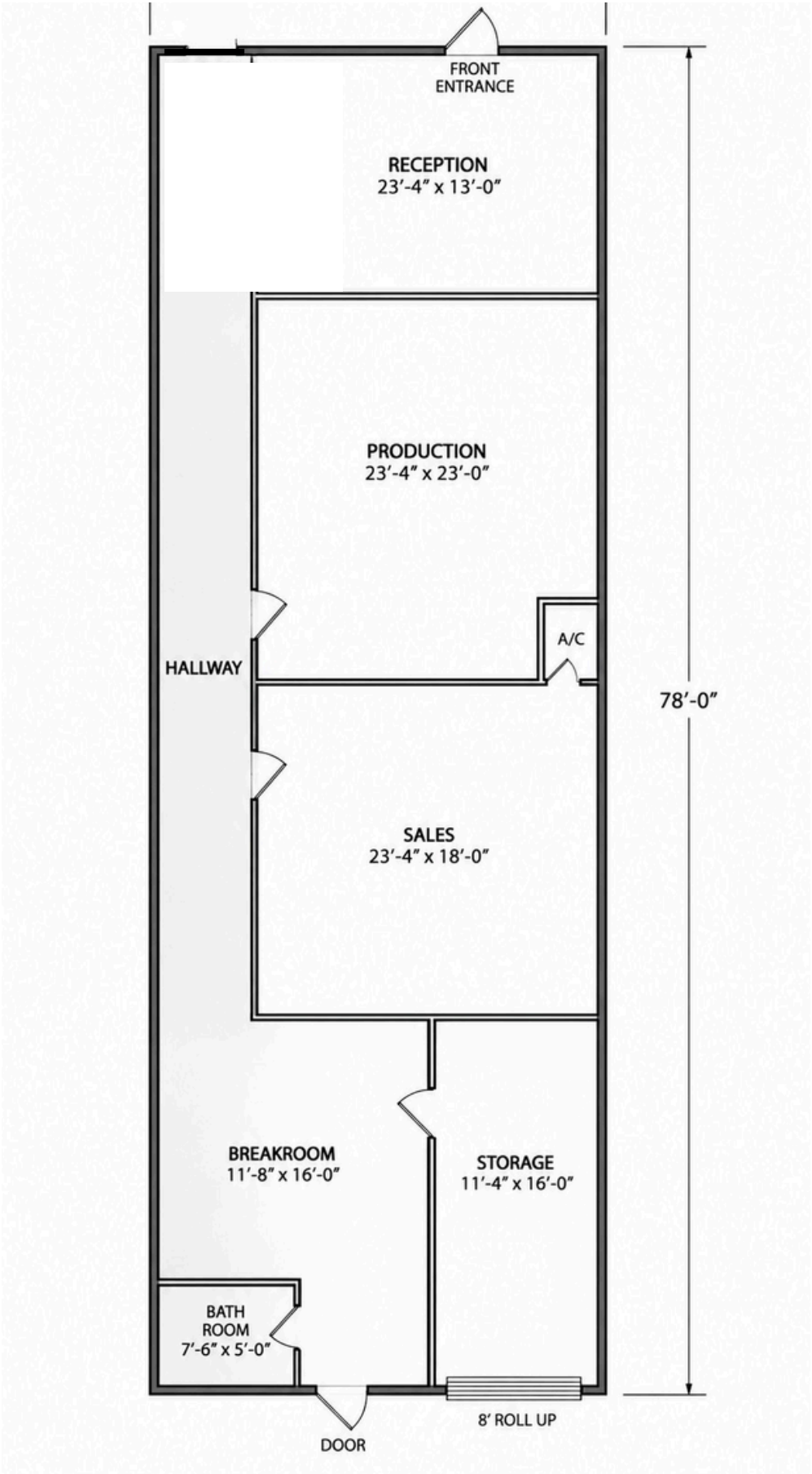
AVAILABLE SF: +/-2,000 **ASKING PRICE:** \$16.00/sf NNN **OpEx Est:** \$2.94/sf/yr

SPACE PHOTOS

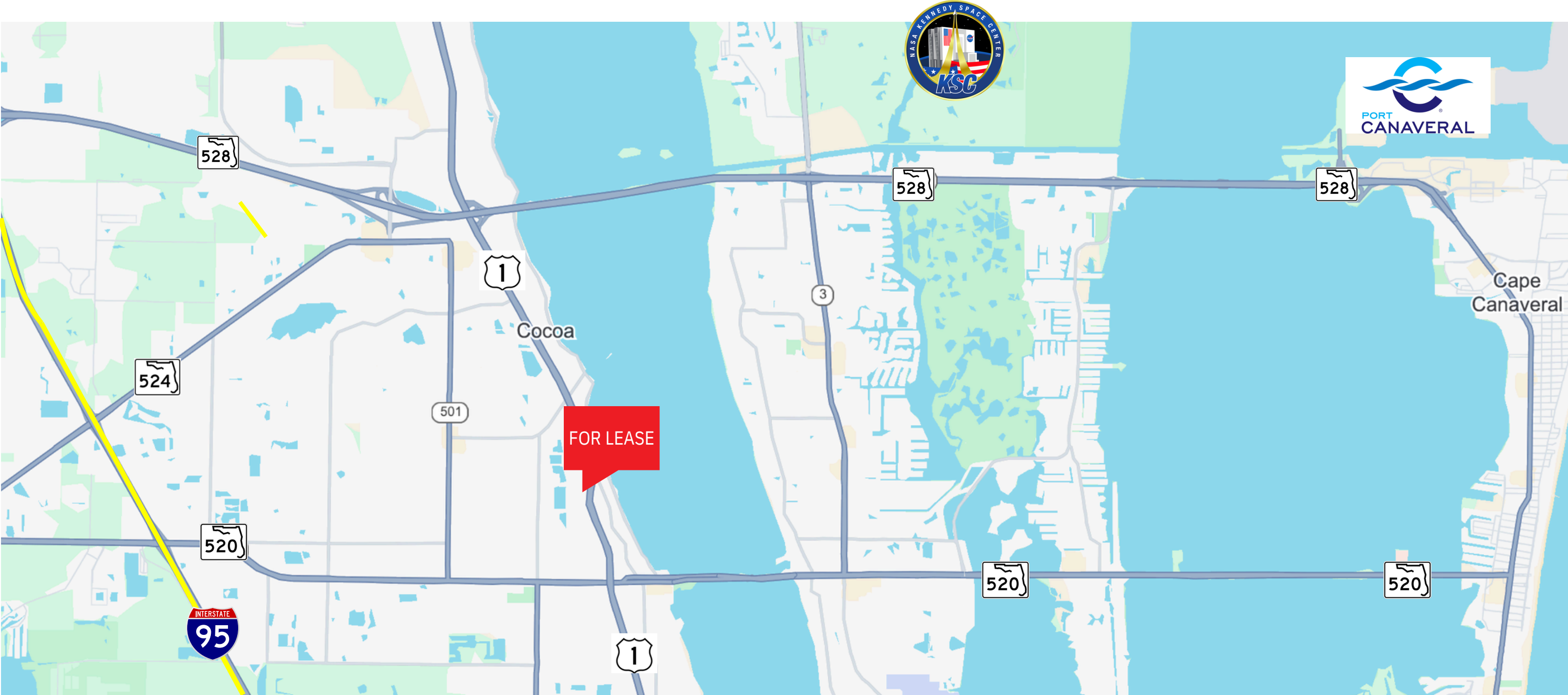


INFORMATION CONTAINED HEREIN BELIEVED TO BE TRUE BUT NOT WARRANTED

FLOOR PLAN



LOCATION OVERVIEW



SUMMARY

With direct access to US highway 1 between State Road 520 & 528 just minutes from I-95. This location creates easy access and a centralized location for your business to access all major roadways and be centered on the Space Coast.

HIGHLIGHTS

- 2 miles to 520
- 3 miles to sr 528
- 4.5 Miles to I-95
- 9 Miles to Kennedy Space Center
- 10 miles to Port Canaveral
- 15 Miles to Titusville
- 20 Miles to Melbourne
- 35 Miles to Orlando
- 33,000 AADT on US 1