



SPACE FOR LEASE | Industrial Flex

843 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

SUMMARY

Located in Cocoa’s premier industrial park off of US highway 1, this 6,000 square foot industrial flex space offers direct street frontage at a four way traffic stop and allows for easy access to State Road 528 and 520. The facility includes newer LED lighting, open air conditioned warehouse & flex space along with ample offices and a small front showroom space with parking in both the front and rear of the building.

The park is home to various companies and offers a great location for you to house your business with direct US-1 signage.

Contact us today to learn more about what this space has to offer!

PROPERTY OVERVIEW

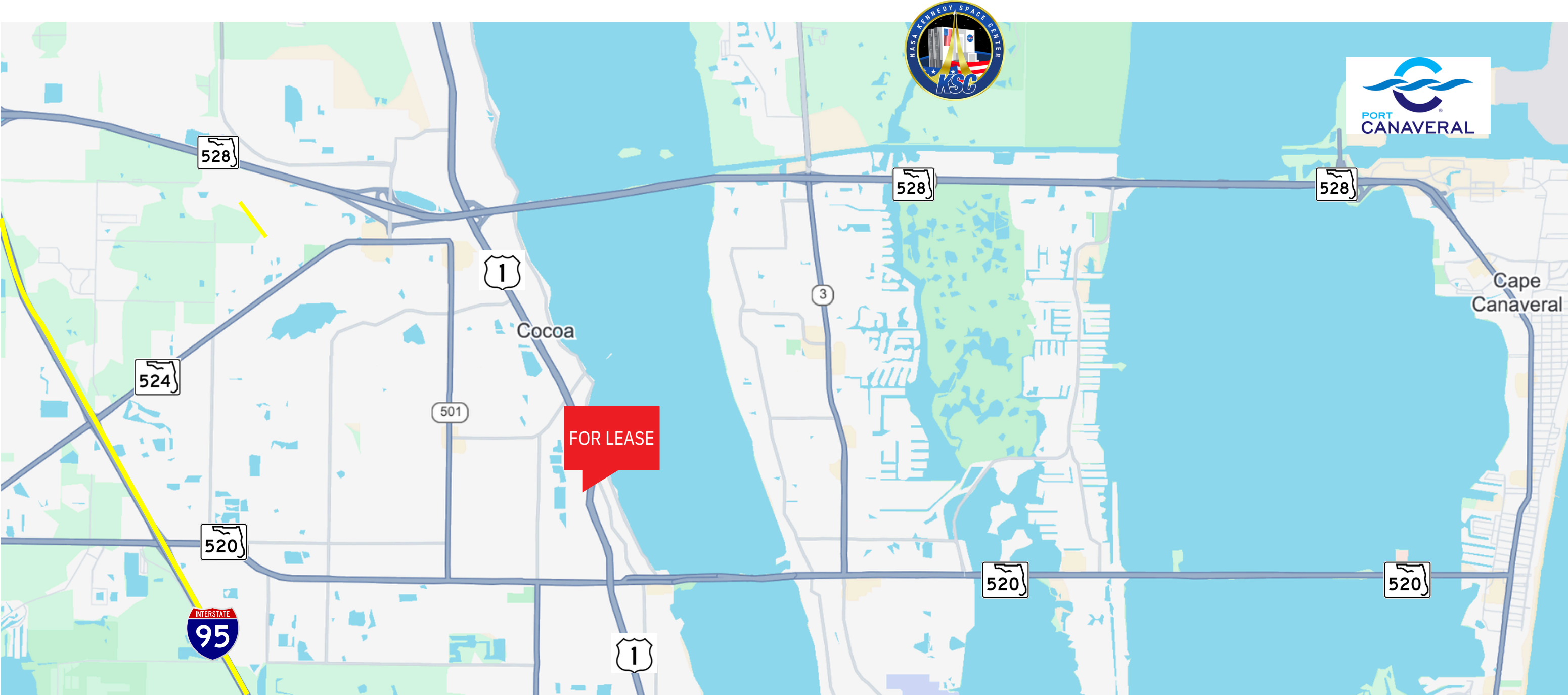
BUILDING SF	+/-12,000 SF	CONSTRUCTION	Concrete
AVAILABLE SF	+/-6,000	POWER	3 Phase
GL OH DOOR	12'	ASKING PRICE	\$13.50/Sf/Yr
CLEAR HEIGHT	15'	OpEX Est	\$2.93/sf/yr NNN

INFORMATION CONTAINED HEREIN BELIEVED TO BE TRUE BUT NOT WARRANTED

PROPERTY PHOTOS



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