



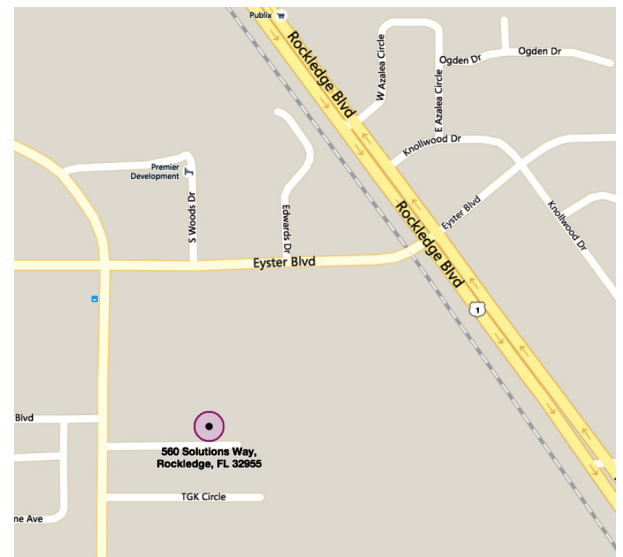
SALE OVERVIEW

SALE PRICE:	\$450,000
BUILDING:	8,700± Total SF
LAND:	.66± acres
ZONING:	M1 - General Industrial - City of Rockledge
PARCEL ID:	25-36-10-00-00524.0-0000.00
TAX ACCOUNT:	#2535016
POWER:	3-phase, 400 amp, 240 volt
EAVE HEIGHT:	20'
OHD:	Two - 12' x 14' ground level (one with overhead canopy drive through)
BUILT:	2003
PARKING:	10 spaces
SF BREAKDOWN:	1,500± sf office, 1,500± sf mezzanine 4,500± sf warehouse 1,200± sf covered area (exterior)
DESCRIPTION:	Masonry constructed industrial/showroom property with 2 offices, showroom, restroom with shower, breakroom, warehouse and hurricane shutters. Property is fenced.

LOCATION

Solutions Wy. is off Murrell Rd. south of Eyster Blvd.

- ▶ .2 mile Eyster Blvd.
- ▶ .5 mile US Hwy 1 @ Eyster
- ▶ 2.7 miles SR 520 (King St.)
- ▶ 3.2 miles I-95



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Information contained herein has been obtained from others and considered to be reliable;
However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

SALE | INDUSTRIAL

560 Solutions Way
Rockledge, FL 32955



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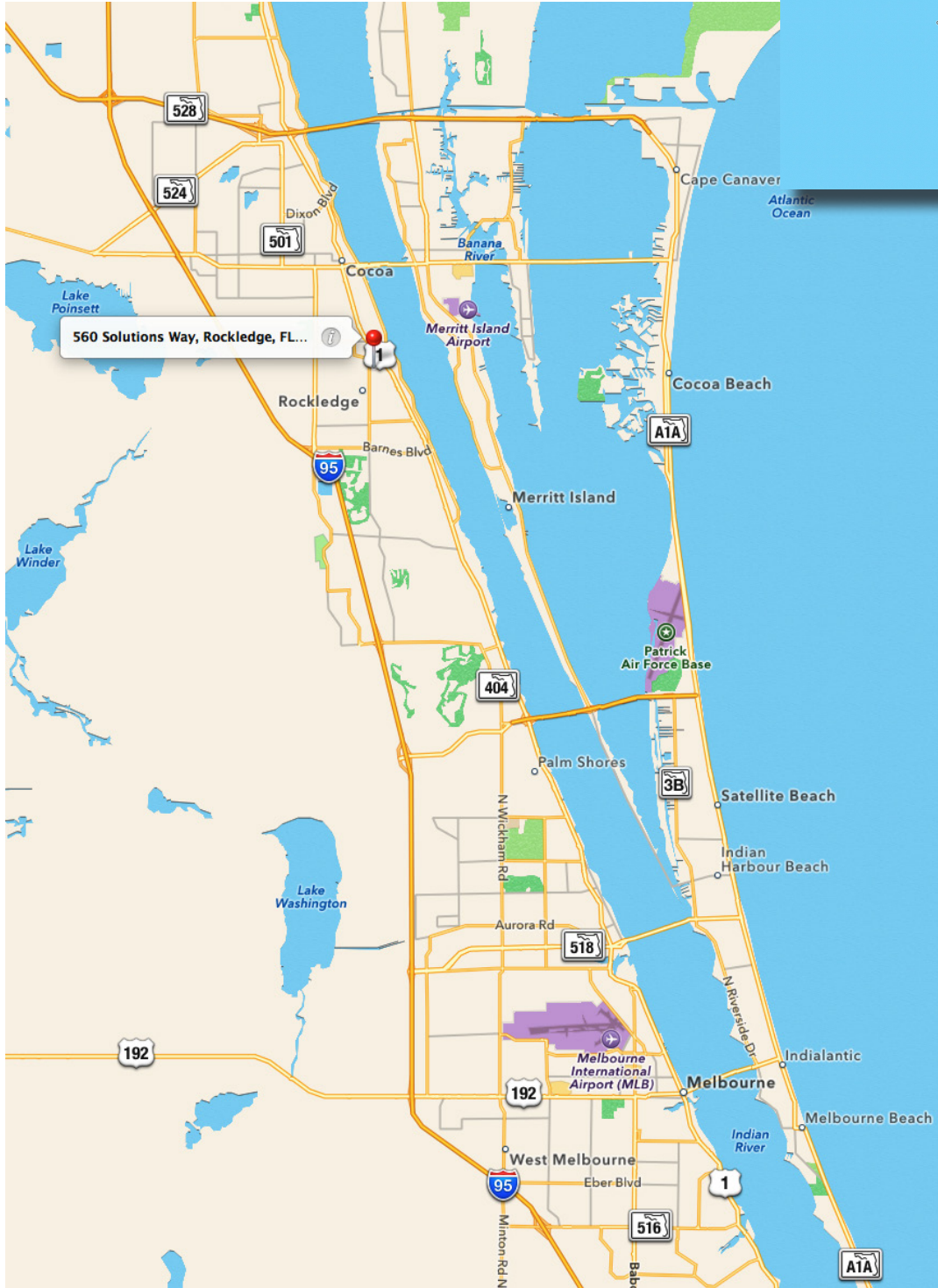
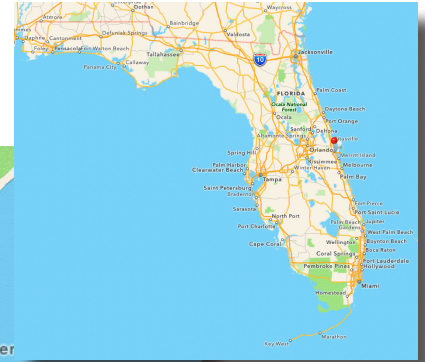
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SALE | INDUSTRIAL

560 Solutions Way
Rockledge, FL 32955

- Strategically located in the heart of East Central Florida
- Easy access to US Hwy 1, SR 520 and I-95



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