

INDUSTRIAL BUILDING FOR SALE

37,500± SF on 3± Acres

3400 GRISSOM PKWY.
COCOA, FL 32926

SALE PRICE:
\$1,999,000

Warehouse/Manufacturing Facility
37,500 sf on 3+ Acres



- Built in 2008 - 50' x 150'
- Formed & poured concrete walls to 10'
- Pre-engineered metal panels above concrete
- Non-combustible construction materials
- 10' concrete walls
- Steel truss / metal roof
- 150' fronting Grissom X 250' deep
- 20' eave height
- 25' center height - insulated
- 12' x 14' grade-level overhead doors (6)
- 52 parking spaces (2 Handicap)
- 1,200 amp, 3-phase power
- Fire sprinkled

LOCATION:

One mile from SR 528 & I-95
(Beachline)

- 3 minutes to SR 528
- 5 minutes to US Hwy 1
- 6 minutes to I-95 via SR 528
- 10 minutes to Port Canaveral
- 30 minutes to Orlando

Website:

<http://www.beachlineproperties.com/index.html>



LIGHTLE BECKNER ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

www.TeamLBR.com

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VP Industrial Properties

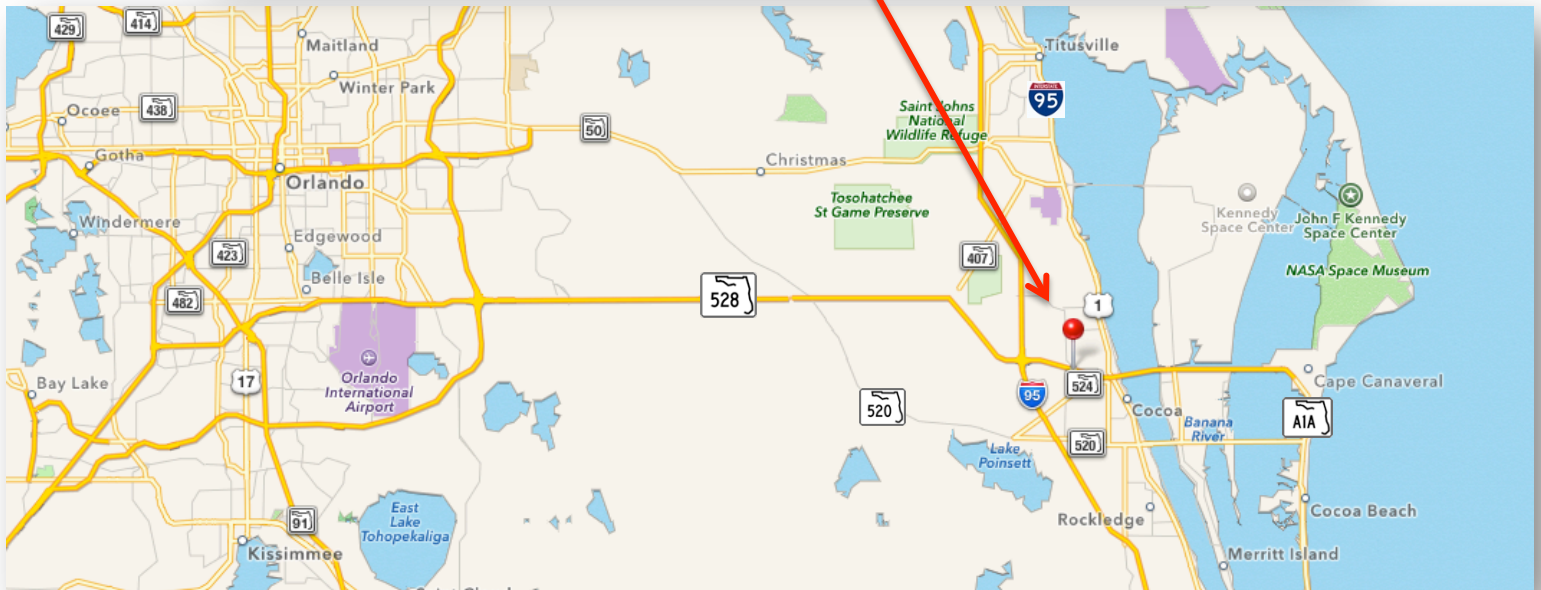
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Information contained herein has been obtained from others and considered to be reliable; However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

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