



INDUSTRIAL PROPERTY FOR SALE

419 Hawk Street

419 Hawk Street Rockledge, FL 32955

FOR SALE | \$895,000

presented by:

MIKE MOSS, SIOR

Principal | Industrial Team Director

321.722.0707 X12

mike@teamlbr.com

EXECUTIVE SUMMARY

• 419 Hawk Street Rockledge, FL 32955



OFFERING SUMMARY

Sale Price:	\$895,000
Price / SF:	\$91.27
Lot Size:	0.92 Acres
Year Built:	1991
Building Size:	9,806 SF
Zoning:	MI
APN#:	25-36-09-00-277

PROPERTY OVERVIEW

+/- 9,800 SF Manufacturing, Distribution, Warehouse, R&D
Adjoining Metal Buildings in Fully Fenced Yard
(+/- 4,000 SF Originally built in 1991 with +/- 5,800 SF Addition in 2003)

17.5 Ceiling Height Building #1 (7 OH Doors, 1 OH Crane)
15.5 Ceiling Height Building #2 (5 OH Doors, 1 OH Crane)
Five Offices, Four Bathrooms
240 Volts 3 Phase 400 Amps
Additional +/- 600 SF Two Bedroom Trailer

LOCATION OVERVIEW

Situated in the City of Rockledge
+/- 1/2 Mile from US Highway 1
+/- 5 Miles to Interstate 95 at Barnes Blvd.
+/- 43 Miles to Orlando

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

• 419 Hawk Street Rockledge, FL 32955



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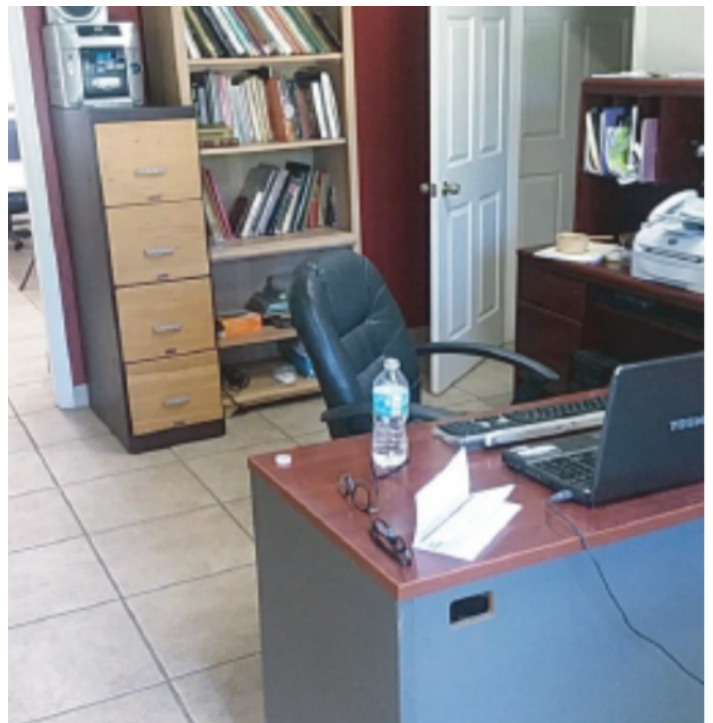
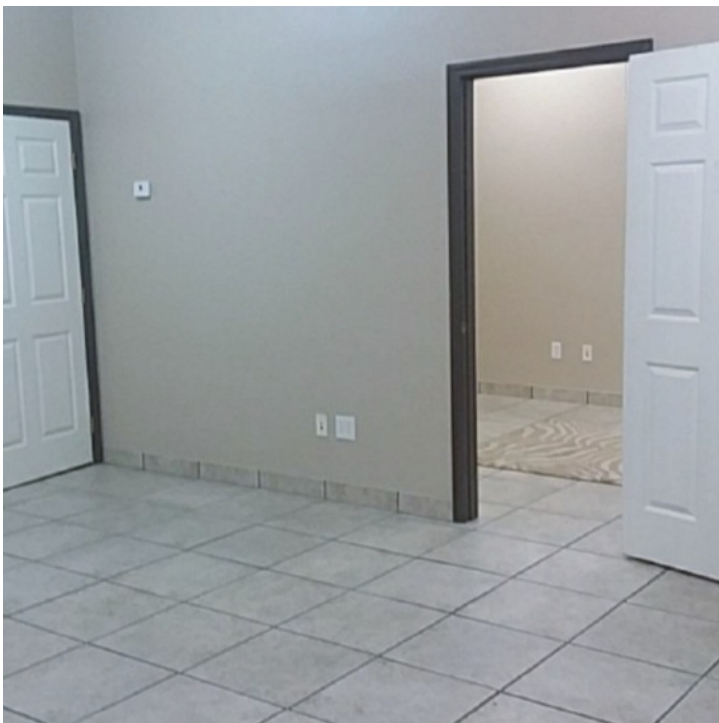
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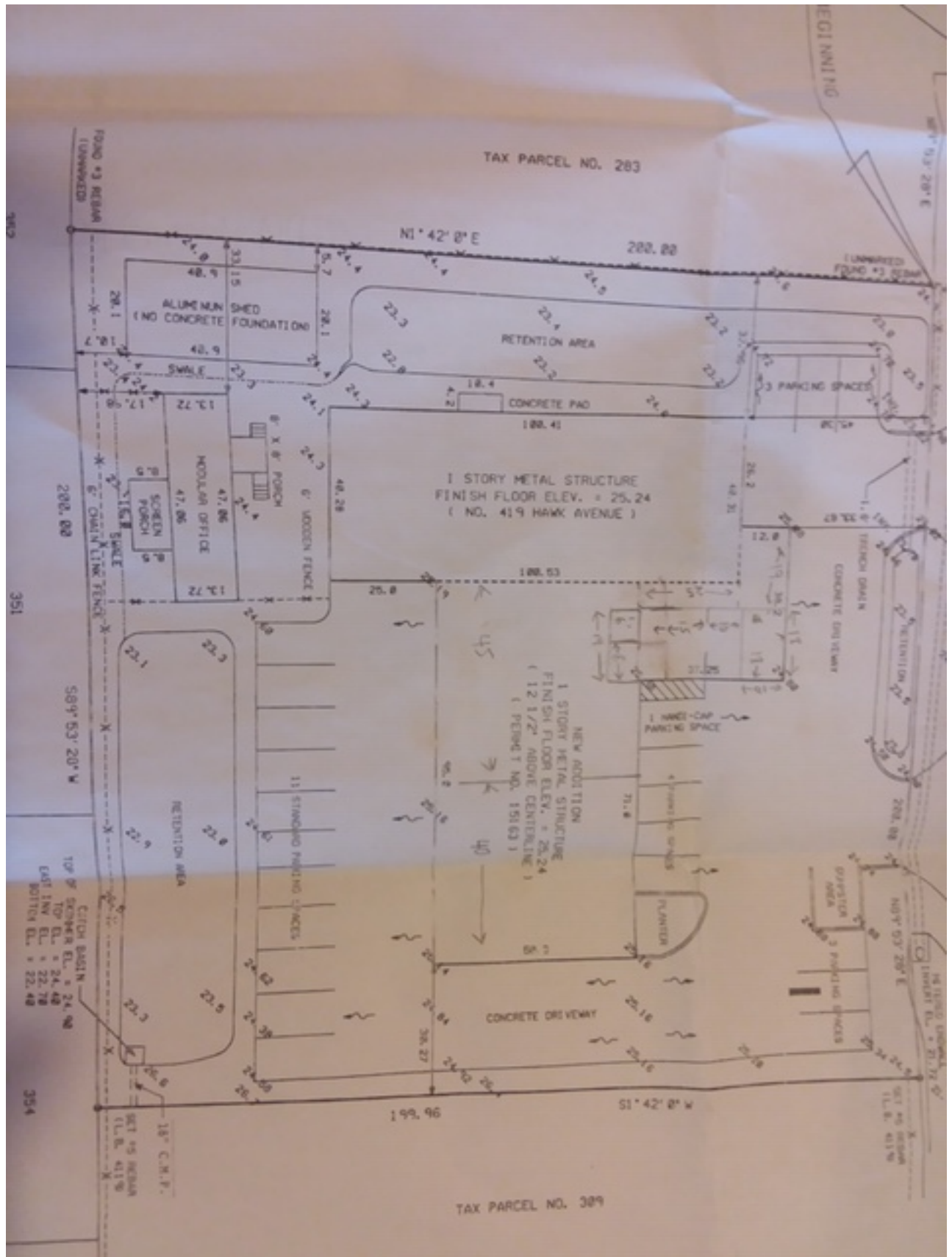
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TAX PARCEL NO. 283

N1° 42' 8" E

282.88

ALUMINUM SHED FOUNDATION (NO CONCRETE)

RETENTION AREA

3 PARKING SPACES

CONCRETE PAD

1 STORY METAL STRUCTURE
FINISH FLOOR ELEV. = 25.24
(NO. 419 HAWK AVENUE)

NEW ADDITION
1 STORY METAL STRUCTURE
FINISH FLOOR ELEV. = 25.24
(12 1/2' ABOVE CENTERLINE)
(PERMIT NO. 151531)

CONCRETE DRIVEWAY

282.82

S89° 53' 20" W

CATCH BASIN
TOP OF SKIMMER E.L. = 24.96
TOP E.L. = 24.48
EAST L.V. = 22.78
BOTTOM E.L. = 22.48

TAX PARCEL NO. 389

198.96

S1° 42' 8" W

15' UTILITY EASEMENT
TOP OF SKIMMER
E.L. = 21.72

CSM

151

354

EQUINING

N0° 03' 28" E

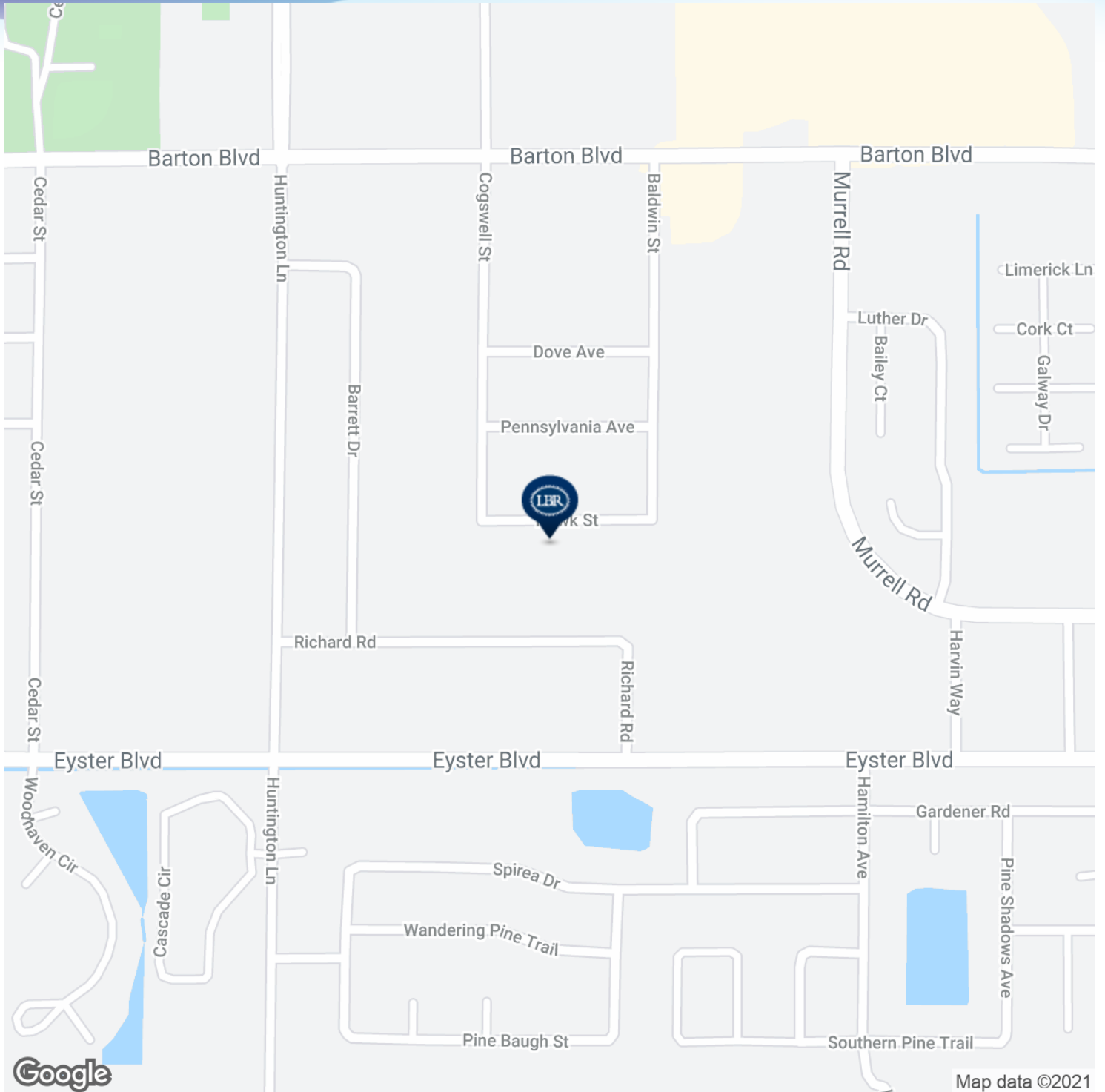
UNIMPAVED ROAD #3 ROAD

N0° 03' 28" E

15' UTILITY EASEMENT
TOP OF SKIMMER
E.L. = 21.72

LOCATION MAPS

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