

FOR SALE OR LEASE



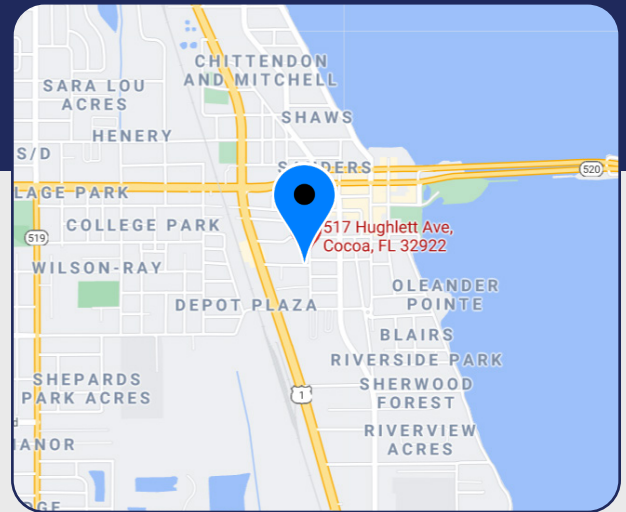
**1.63± ACRES**

## OFFICE BUILDING WITH SERVICE BAYS

517 Hughlett Avenue, Cocoa, FL 32922

**LEASE RATE: \$6,700 PER MONTH, NNN**  
**SALE PRICE: \$780,000**

- > Office building, garage warehouse and utility warehouse with a combined 6,094± SF on 1.63± acres
- > The office contains 4,424± SF and has 1 small roll-up door
- > The garage and utility warehouses each contain approximately 870± SF and 800± SF
- > The office facility was built in 1980 and the two warehouses were built in 1981
- > Zoned RU-2-10; Low Density Single-Family and Multiple-Family - grandfathered for office and parking
- > 10' - 14' clear height
- > 86 parking spaces
- > Fully paved and fenced
- > 3 entry gates, 2 have electric openers
- > 2021 real estate taxes: \$16,334.82 (tenant expense)



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Orlando, FL 32801

407.206.7300 Main

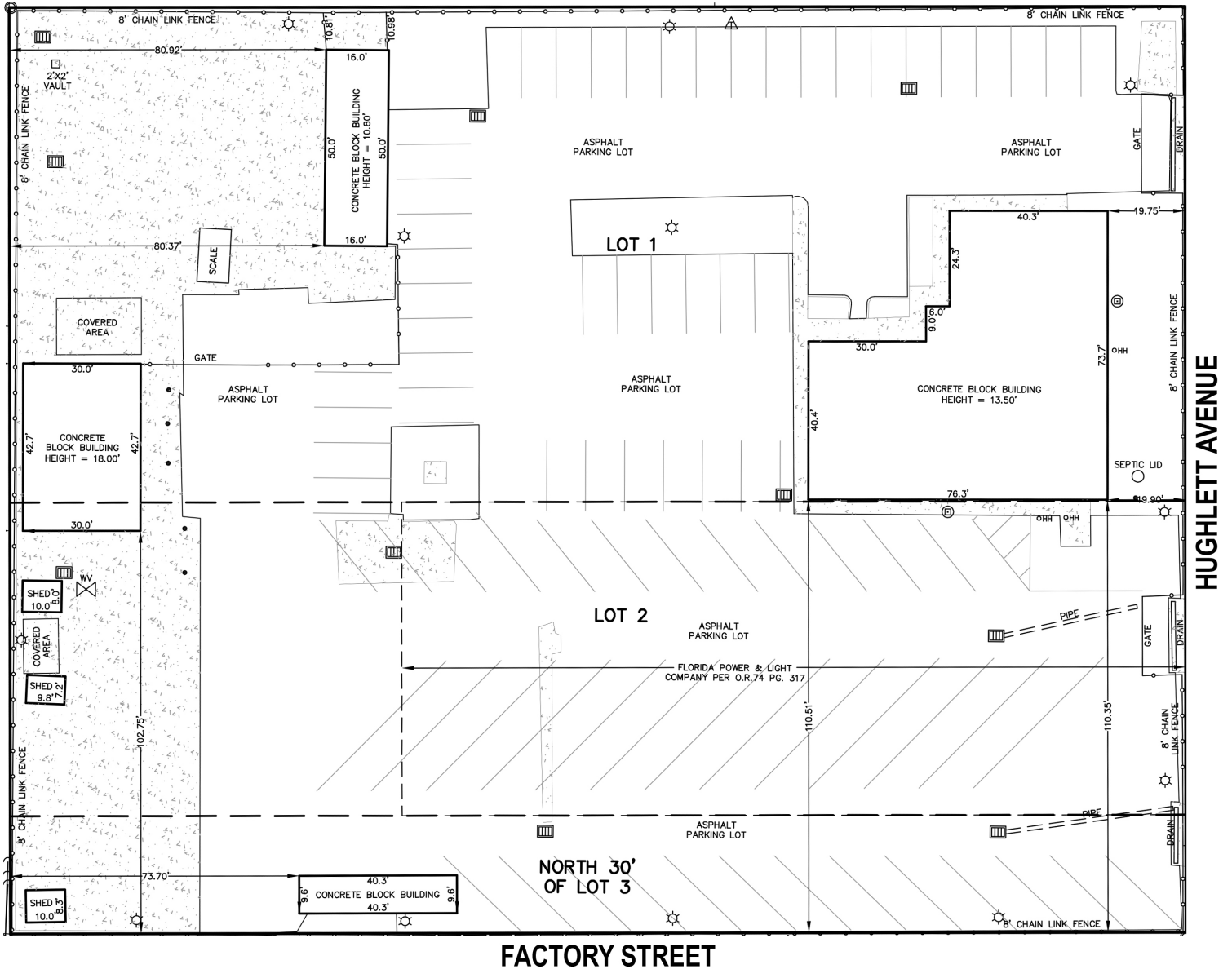
407.206.5741 Fax

www.bywater.com

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## SITE PLAN



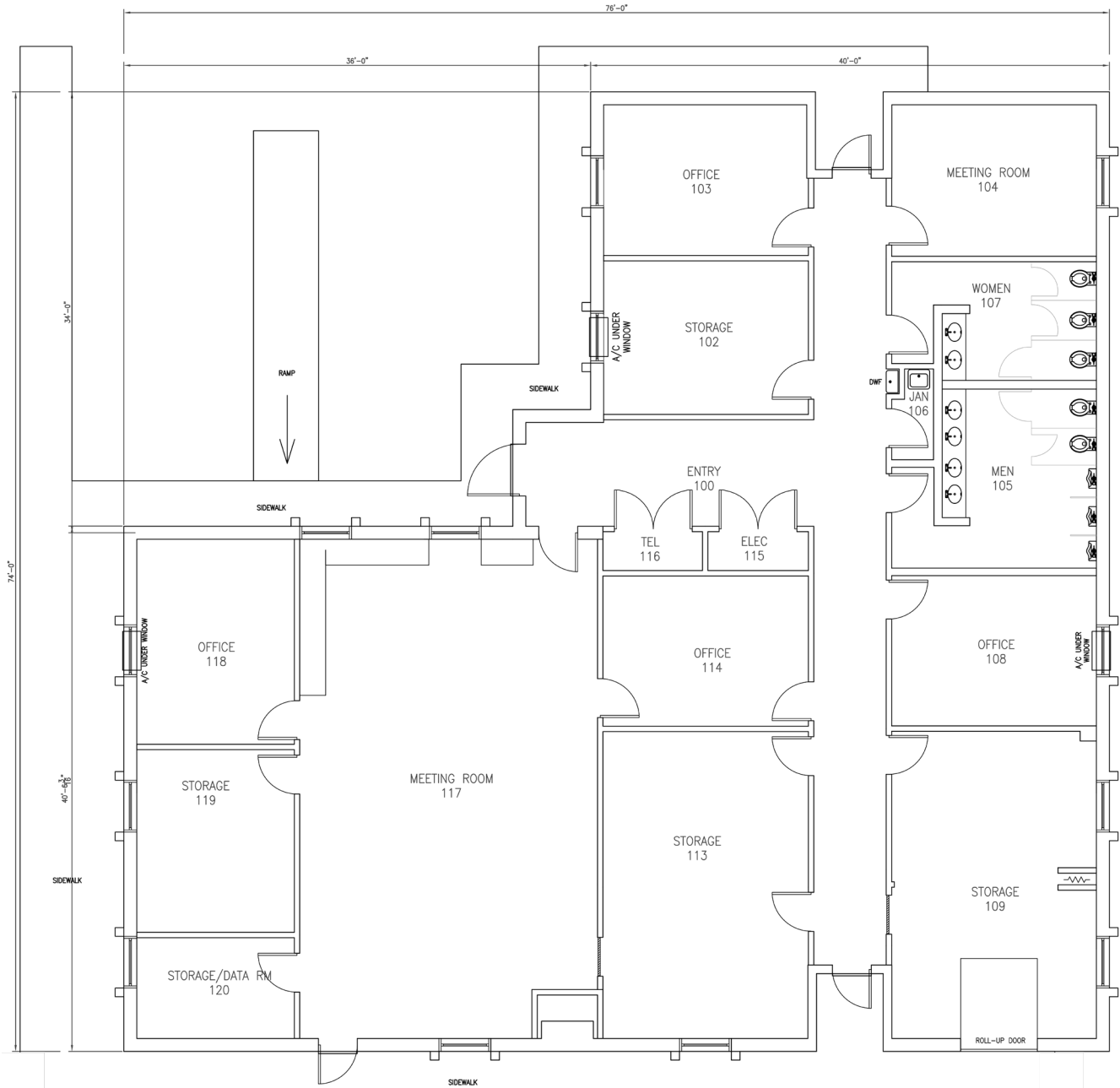
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## FLOORPLAN



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## PHOTOS



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