



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

INDUSTRIAL PROPERTY FOR SALE

Freestanding Commercial / Industrial Building Investment Or Owner User

601 Townsend Road Cocoa, FL 32926

FOR SALE | \$799,000

presented by:

MIKE MOSS, SIOR

Principal | Industrial Team Director

321.722.0707 X12

mike@teamlbr.com

EXECUTIVE SUMMARY

• 601 Townsend Road Cocoa, FL 32926



OFFERING SUMMARY

Sale Price: \$799,000

Price / SF: \$110.06

Lot Size: 1.33 Acres

Year Built: 2006

Building Size: 7,260 SF

Zoning: M2

APN#: 24-35-26-00-534

PROPERTY OVERVIEW

Manufacturing- Warehousing-Distribution- Trucking Terminal
Fenced Large 1.33 Acre Lot with Rolling/ Locking Gate
Former Alstom Building

LOCATION OVERVIEW

I-95 Exit # 201 North -South (Old Exit #75)
Townsend Road is off of SR-520, also known as King Street, East of I-95
22' Clear Height
5 Exterior Bay Doors 12 x 14
Four Private Offices and Adjacent Showroom Under Air, +/- 1,900 SF
Additional Storage Space Above Offices
Open Warehouse with Compressed Air, OH Lighting
Caged Area in Main Space
Raised Loading Dock with Electric Dock Leveler
+/- 15,000 SF Asphalt Parking Lot Recently Resealed
Fire and Security Alarm - Offsite Monitoring
Building Size Approximately 60 x 120
Phase I Environmental Survey Available
General Work Area OSHA Compliant Eye Wash, First Aid Stations

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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

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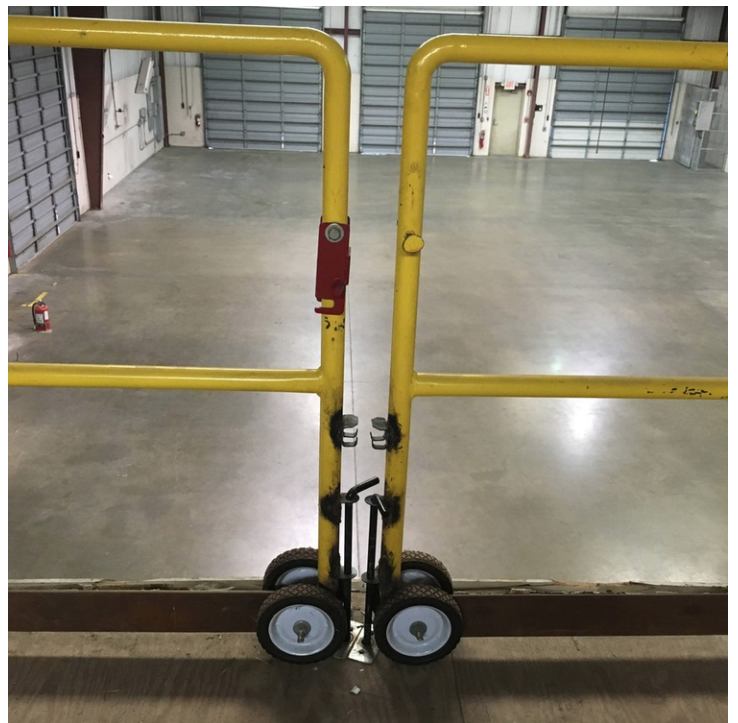
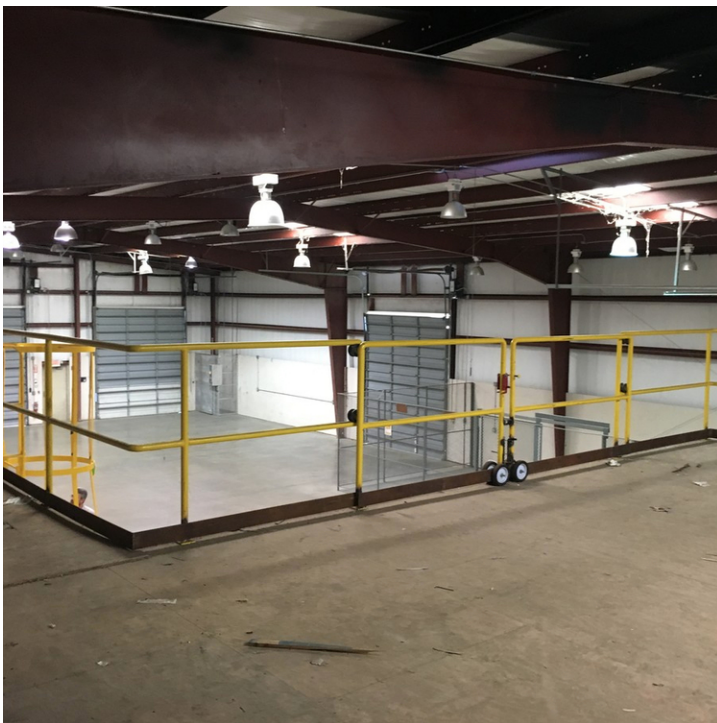
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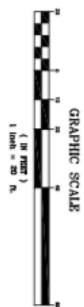
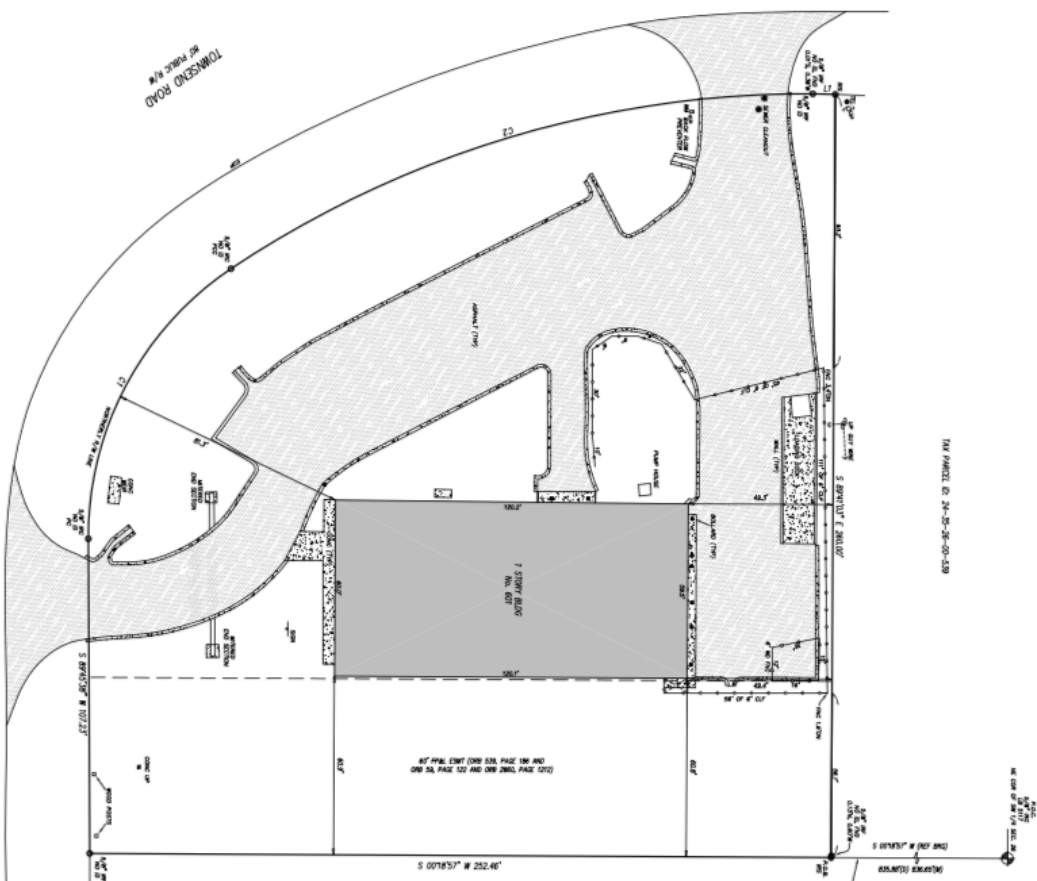
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TAX PARCEL ID: 24-35-26-00-751

CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY
SUPERVISION AND THAT THE SURVEYOR HAS THE NECESSARY
LICENSE AND IS A MEMBER OF THE PROFESSIONAL LAND SURVEYORS AND MAPPER
SOCIETY OF FLORIDA. THE SURVEY WAS DONE IN ACCORDANCE WITH THE
FLORIDA CONSTITUTION AND SUBJUNCTIVE TO SECTION 472.07, FLORIDA
STATUTES.

DATE: 6/17/18

DELL A. STONOR, PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 15 8132

DATE: 6/17/18

SCALE: 1" = 20' FEET

DATE: 5/11/18
FROM AND MAPPER
E 1 INCH = 20 FEET

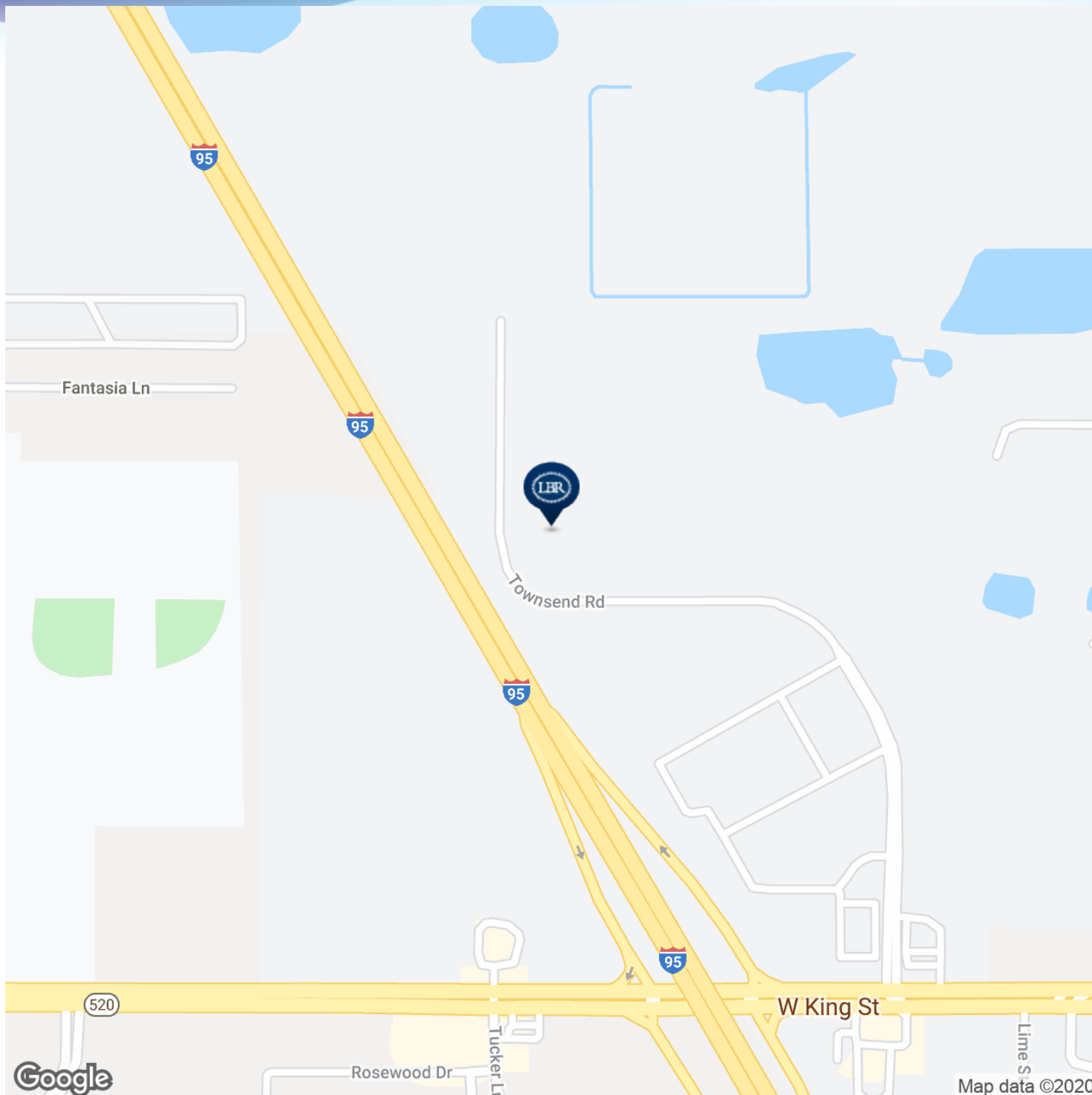
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SPR HOLDINGS, LLC
2711
INTERNATIONAL TILE AND ECONOR CO., LLC
ALUMINUM TILE INSURANCE COMPANY

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS NO. LB 7835
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 678-0427
FAX (321) 966-1418

LOCATION MAPS

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