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INDUSTRIAL PROPERTY FOR SALE

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## **Great Flex/ Manufacturing Facility On 1.95 Acres With Room For Expansion**

1938 Murrell Rd. Rockledge , FL 32955

FOR SALE | \$1,475,000

presented by:

**MIKE MOSS, SIOR**

Principal | Industrial Team Director

321.722.0707 X12

mike@teamlbr.com

# GREAT FLEX, LIGHT MANUFACTURING FACILITY

Light Industrial Building and Land • 1938 Murrell Rd. Rockledge , FL 32955



## OFFERING SUMMARY

**Sale Price:** \$1,475,000

**Price / SF:** \$109.26

**Lot Size:** 1.95 Acres

**Year Built:** 2002

**Building Size:** 13,500 SF

**Zoning:** IP

**APN#:** 25-36-10-00-523.0-0000.00

## PROPERTY OVERVIEW

Light Industrial Building on 1.95 Acre Lot - Manufacturing, Machine Shop, Flex, R&D

Allowable Outside Storage

+/- 10,000/sf Flex/Manufacturing with 10' Ceiling Height

+/- 2,300/sf Non HVAC Warehouse Area 20' Eave Height with 24' Clear Height

Insulated Walls and Roof

80' Clear Span Column Spacing

Compressed Air Lines

Dry System Fire Monitoring

Municipal Sewer and Water

3-phase , 480 Volts

58 Striped Parking Spaces with Room to Expand

Reception Area and Break Room +/- 1,200/sf of Office Space ( 4 offices ) Including 14 x 30

Conference Room

Monument Sign on Murrell Road

## LOCATION OVERVIEW

Great Location in Rockledge on Murrell Road, South of Eyster Blvd. +/- .4 Mile to US I

+/- 2.8 Miles to SR 520

+/- 3.3 Miles to I-95 at Barnes and Fiske Blvd.

+/- 14.8 Miles to Port Canaveral

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### Lightle Beckner Robison

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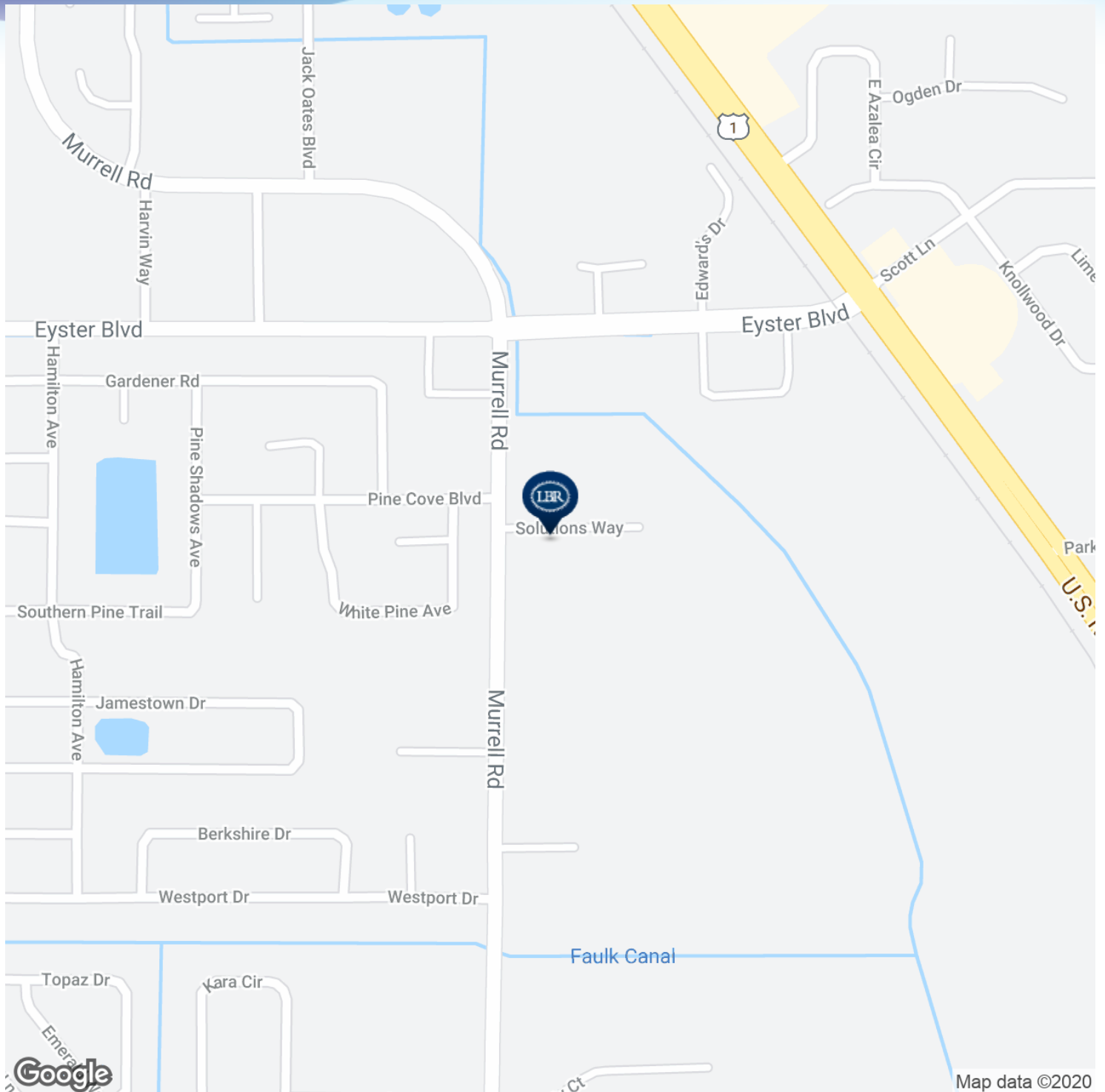
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# LOCATION MAPS

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