

# 1870 Huntington Lane

Rockledge, FL 32955

## Stand-Alone Flex / Warehouse / Manufacturing Building



### OFFERING SUMMARY

**Sale Price:** \$525,000

**Acreage:** 0.22 Acres

**Facility SF:** 3,450 SF

**Zoning:** City of Rockledge  
General Industrial (M1)

### PROPERTY OVERVIEW

Est. 377 SF Reception/Office + 3,073 SF Warehouse = 3,450 SF Total.  
Concrete Flooring and 12' +/- Ceiling Height in Warehouse.  
Three 12' Tall x 10' Wide +/- Grade Level Overhead Doors and One 8' x 8' Door.  
3-Phase Power. City of Cocoa Water/Sewer.  
Zoning: Warehousing, Manufacturing, Automotive, Storage Yards & More!  
Property is 100% Fenced.  
Roof Needs to be Replaced.  
DO NOT DISTURB OCCUPANT.

### LOCATION OVERVIEW

Located in the heart of Rockledge approximately halfway between Eyster Boulevard & Barton Boulevard. Easy access to the rest of Brevard County via US1, Interstate 95, or Murrell Road. Close proximity to Viera, Historic Cocoa Village, and all of the beaches, shopping, dining, and entertainment that the area has to offer. Make this the future home for your business today!

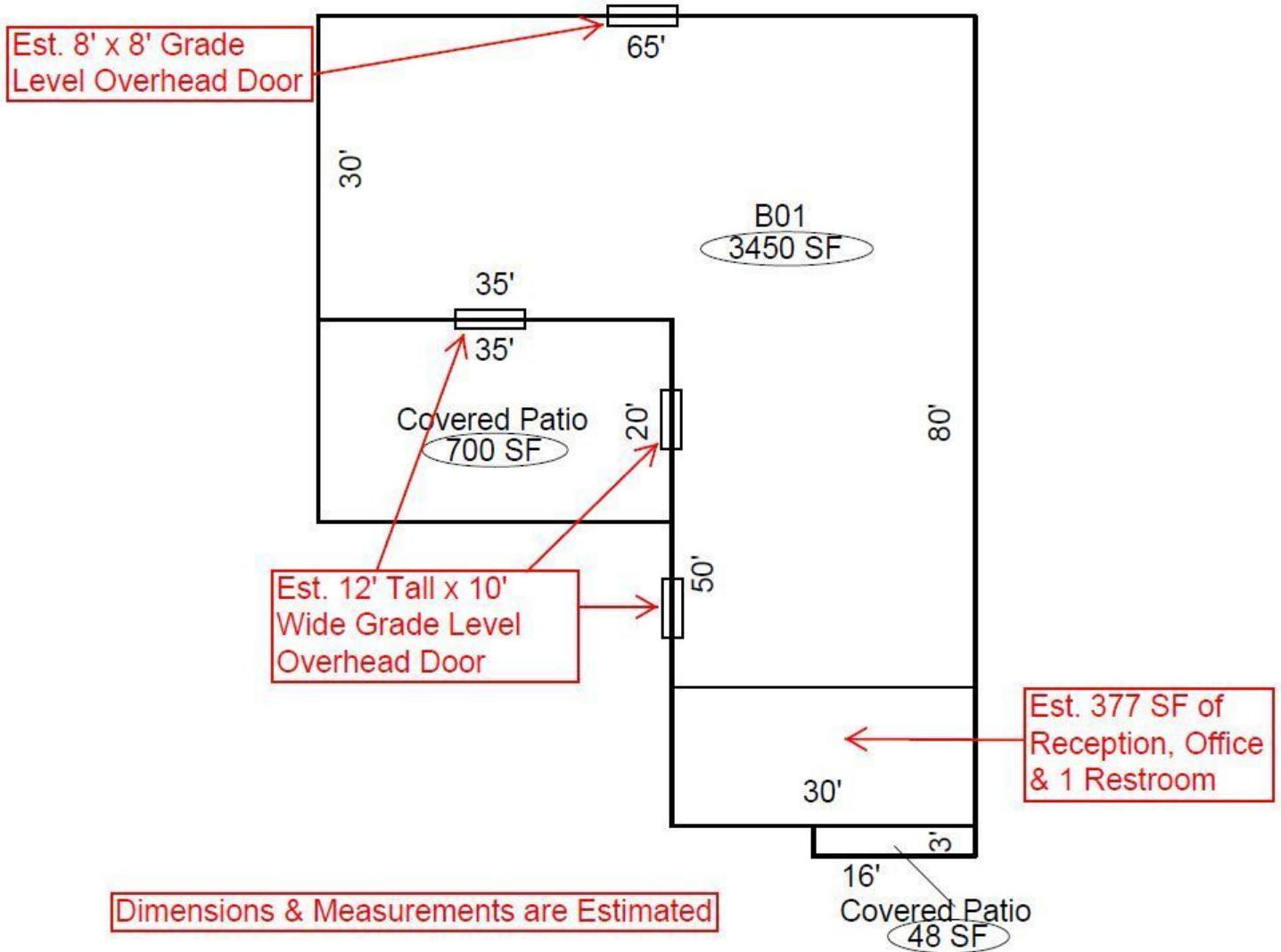
### Zachary Ullian

Broker Associate  
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Floor Plan (Dimensions & Measurements are Estimated)



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### Additional Photos



**Zachary Ullian**

Broker Associate

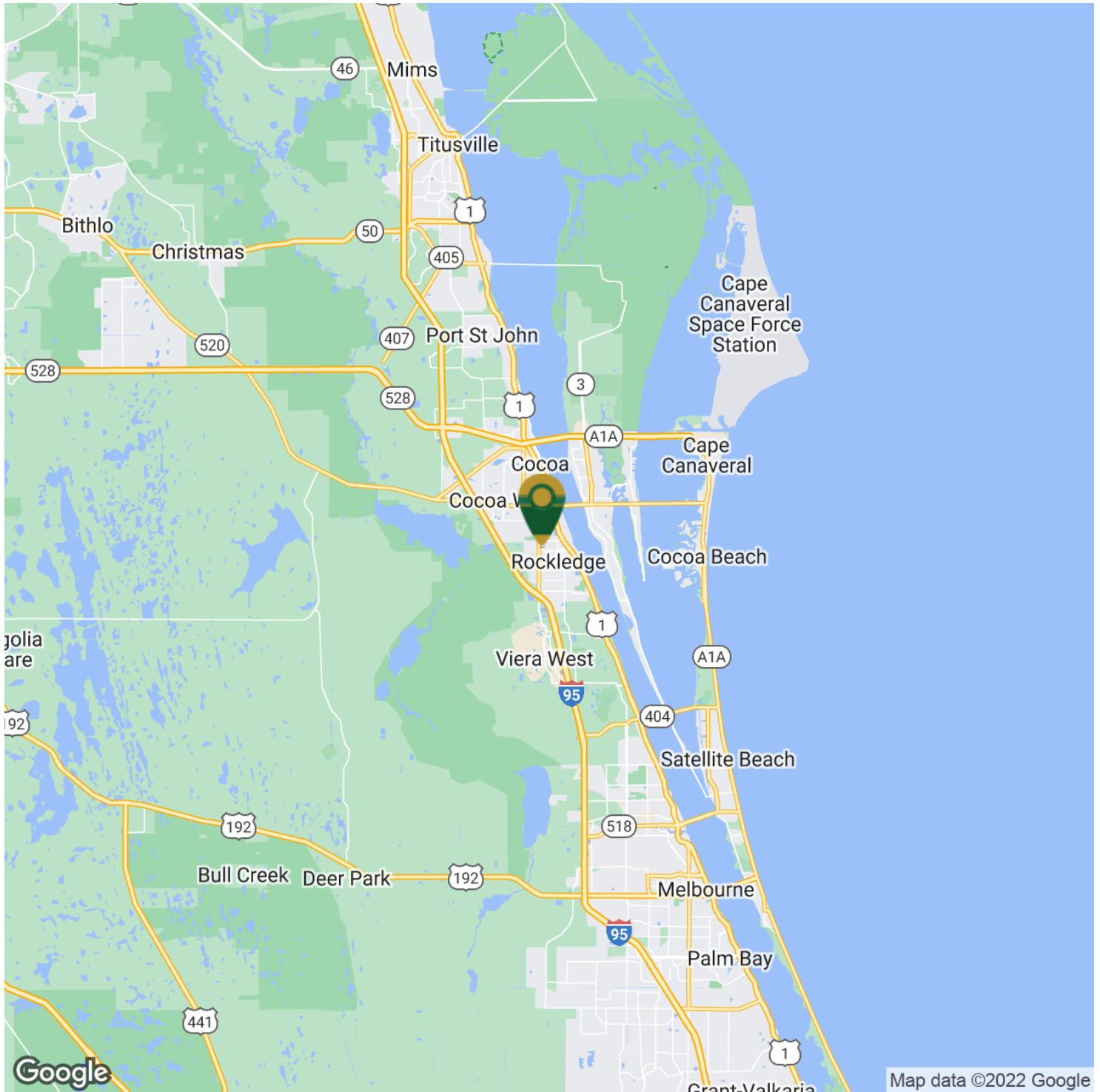
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## Location Map



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