



INDUSTRIAL PROPERTY FOR SALE

Industrial Complex Sale-Leaseback

270 Barnes Blvd Rockledge, FL 32955

FOR SALE | \$10,950,000

presented by:

MIKE MOSS, SIOR

Principal | Industrial Team Director

321.722.0707 X12

mike@teamlbr.com

EXECUTIVE SUMMARY

Sale / Leaseback - Freestanding Three Building Industrial Complex • 270 Barnes Blvd
Rockledge, FL 32955



OFFERING SUMMARY

Sale Price: \$10,950,000

Price / SF: \$127.45

Cap Rate: 6.0%

Lot Size: 8.78 Acres

Building Size: 85,913 SF

Zoning: IP

APN#: 25-36-23-00-269

PROPERTY OVERVIEW

Three Buildings Industrial Complex Situated on 8.78 Acres -Fully Fenced

In Total +/- 85,913sf Configured As:

+/- 20,000sf Office Space with Reception Area, Conference Room, Break Room, (Two Floors +/-10,000 Each Floor)

+/- 40,000sf High Bay Manufacturing Space

+/- 16,000sf Covered Canopy for Shipping and Storage

+/-5,6000sf Maintenance Shop

+/-5000sf Warehouse

Property has 4000 Service Amps, 480 Volt, 3Phase Power

Municipal Sewer and Water

92 Striped Parking Spaces with Additional Overflow

Sale / Leaseback to Owner - Will Sign a New Five Year Lease at 6% CAP RATE

Cranes and Tenant Owned Equipment are Not for Sale

LOCATION OVERVIEW

Centrally Located on the Space Coast in Rockledge, Brevard County

Immediately Adjacent to US Highway 1

+/- 2.5 Miles to Interstate 95 at Barnes Blvd

+/- 15 Miles to Port Canaveral

+/- 24 Miles to Kennedy Space Center

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ADDITIONAL PHOTOS

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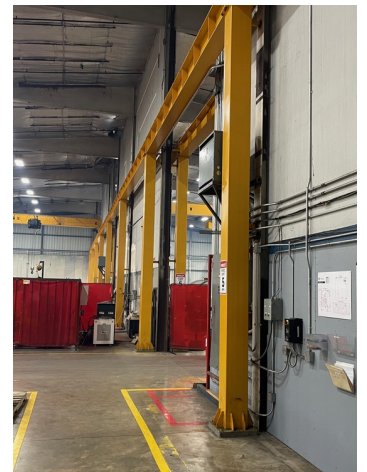
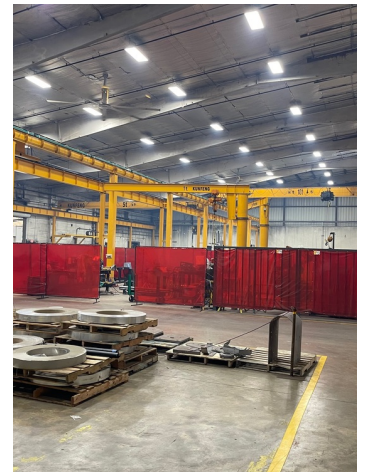
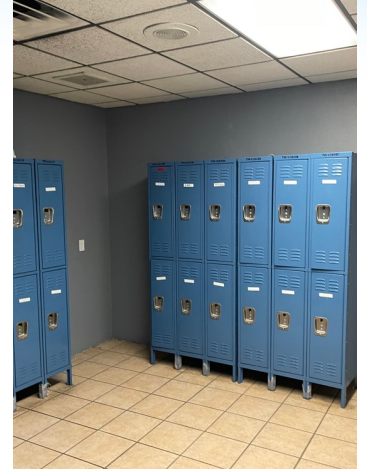
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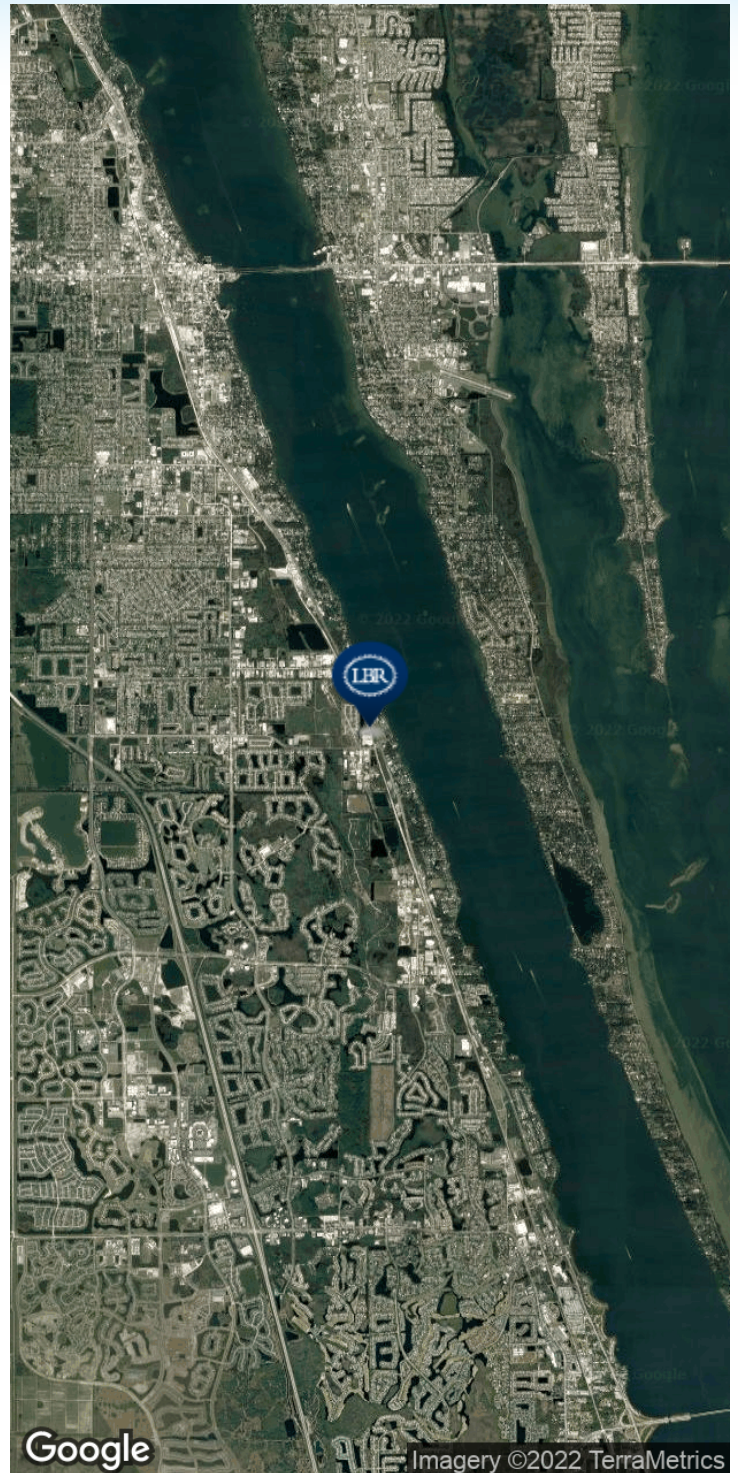
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LOCATION MAP

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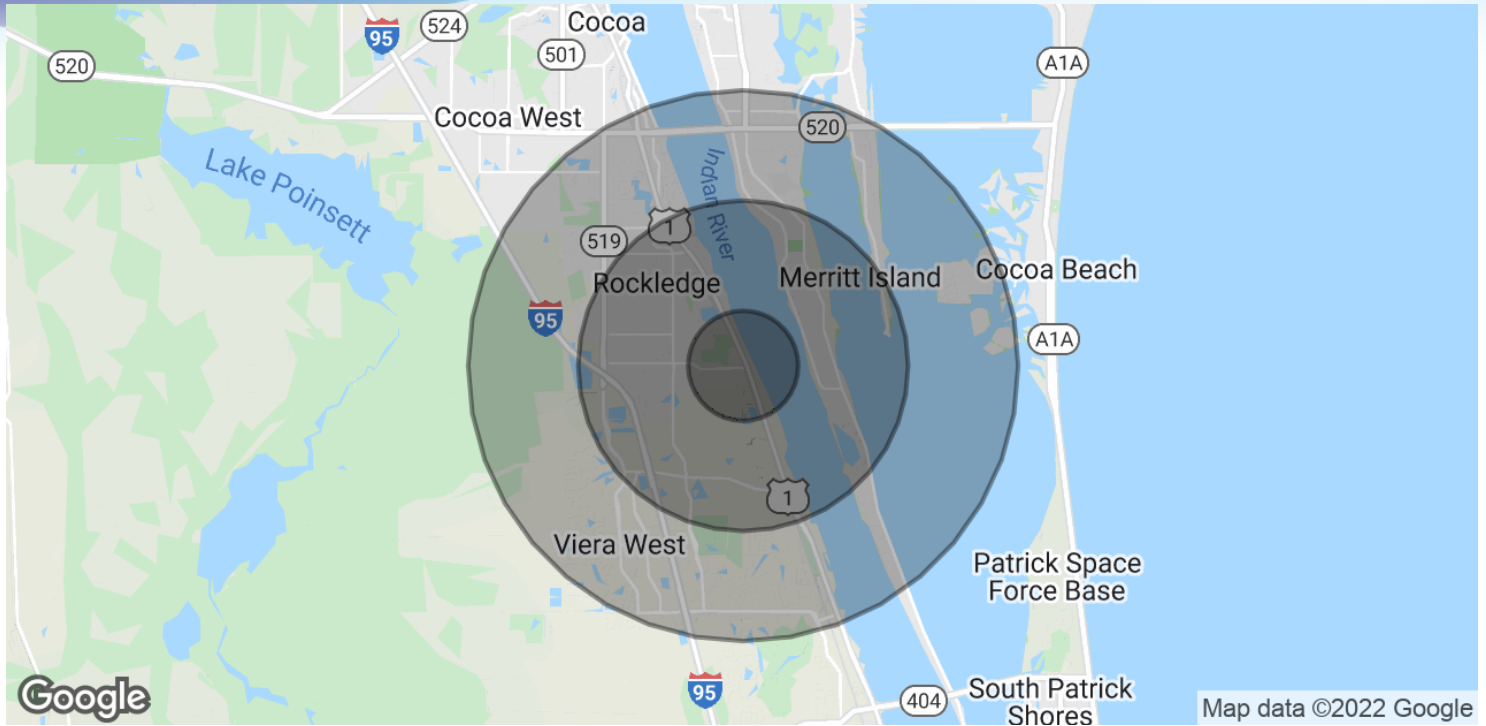
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,115	31,245	73,091
Average Age	45.2	44.8	45.1
Average Age (Male)	45.0	44.7	44.8
Average Age (Female)	45.3	44.9	45.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,239	12,247	29,587
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$81,879	\$82,423	\$77,341
Average House Value	\$250,254	\$294,191	\$274,980

* Demographic data derived from 2010 US Census

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