

FOR LEASE VIERA BUSINESS CENTER

5565–5595 SCHENCK AVE · ROCKLEDGE, FLORIDA 32955

WAREHOUSE & FLEX INDUSTRIAL BAYS

±800–3,200 SF
BAY SIZES

±3.0 AC
TOTAL SITE

16'
CLEAR HEIGHT

10'x14' Bay Doors
GRADE LEVEL LOADING

Luke Brown
ASSOCIATE
603.244.8052
luke@teamlbr.com

Michael Moss II
ASSOCIATE
321.266.1150
mmoss@teamlbr.com

Mike Moss, SIOR
PRINCIPAL
321.543.2498
mike@teamlbr.com

LBR Lightle Beckner Robison
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

5565–5595 Schenck Ave offers warehouse space and flex industrial bays ranging from 800-3,200 SF. This site is located less than a mile from US-1 and 2.5 miles from I-95. Each 800 SF unit features one 10'x14' grade level bay door with an individual restroom. The building features 16' minimum clear heights, holds clear span warehousing, ample parking, and small office build outs. Its Central Brevard location allows an opportunity to be within minutes from Viera, Port Canaveral, or Melbourne Airport. Contact our team today for additional details or to schedule a tour!

ASKING RENT

$15.00/SF/YR NNN


WAREHOUSE INTERIOR



EXTERIOR LOADING

SPECIFICATIONS

Park Size	**±38,400 SF**
Available	**+/-800-3,200 SF**
NNN Estimate	**$4.75/sf/yr**
Restrooms	**In Each Individual Unit**
Construction	**Metal**
Clear Height	**16'**
Delivery	**Full Truck Loop**
Grade-Level Doors	**10'x14'**
Utilities	**Water, Electric, WIFI**
Parcel Size	**±3.0 AC**
Zoning	**IU - Brevard County**



CALL FOR INFO

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Information and measurements contained herein are believed accurate but are not warranted.

Lightle Beckner Robison, Inc.