



SPACE FOR LEASE | Industrial Flex

815 N Cocoa Blvd Cocoa, Florida

8,000 SF on 0.5 ACRE
AVAILABLE



AADT 33,000

FOR INFO

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Associate | Industrial

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SUMMARY

Located in Cocoa’s premier industrial park off of US highway 1, this 8,000 square foot industrial warehouse space offers grade level loading with an additional truck well and fenced outside storage. The facility includes a small built out office space and easy connectivity to SR 520 & SR 528 within a few miles.

Located within the park, we have an available 2,000 SF newly renovated office space in building 823 offering US 1 frontage and flexible options for business users.

Contact us today to learn more about the availability within the Park!

PROPERTY OVERVIEW

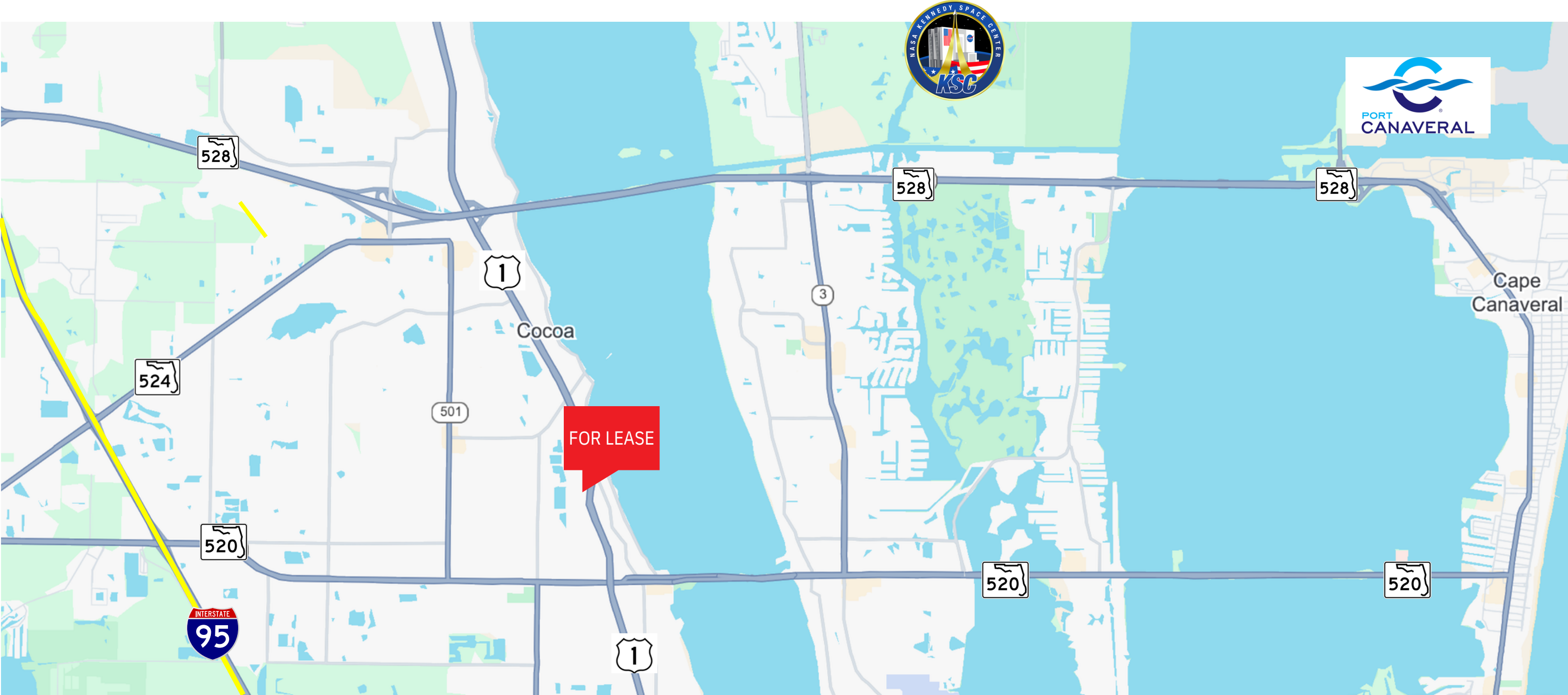
AVAILABLE SF	+/-8,000 SF	CONSTRUCTION	Metal
OPTIONAL OFFICE	+/-2,000	POWER	3 Phase
GL OH DOOR	(2) 12'	ASKING PRICE	\$13.50/Sf/Yr
CLEAR HEIGHT	15'	OpEX Est	\$2.93/sf/yr NNN

INFORMATION CONTAINED HEREIN BELIEVED TO BE TRUE BUT NOT WARRANTED

PROPERTY PHOTOS



LOCATION OVERVIEW



SUMMARY

With direct access to US highway 1 between State Road 520 & 528 just minutes from I-95. This location creates easy access and a centralized location for your business to access all major roadways and be centered on the Space Coast.

HIGHLIGHTS

- 2 miles to 520
- 3 miles to sr 528
- 4.5 Miles to I-95
- 9 Miles to Kennedy Space Center
- 10 miles to Port Canaveral
- 15 Miles to Titusville
- 20 Miles to Melbourne
- 35 Miles to Orlando
- 33,000 AADT on US 1