

3640 Highway 1

Cocoa, FL 32926

2018 & 2022 Construction / Centrally Located / Fenced & Cleared Yard



OFFERING SUMMARY

Sale Price: \$1,795,000

Acreage: 1.38 Acres

Facility SF: 9,264 SF

Zoning: Brevard County Retail,
Warehousing and
Wholesale Commercial
(BU-2)

PROPERTY OVERVIEW

Roughly 2,000 SF HVAC Showroom + 7,264 SF Warehouse / Shop
Warehouse/Shop Roughly 50% HVAC; 50% No HVAC
Polished Concrete Floor. LED Lighting. Clear Height 18' 6" – 20' +/-
3 Offices, Open Bullpen, Break Room, 3 Restrooms
Two 12' x 12' +/- Grade Level Doors. One 10' x 10' +/- Grade Level
City of Cocoa Water, Septic, 1-Phase 120/240v FPL Electric
36 Concrete Parking Spaces + 12 Gravel Parking Spaces
Traffic Count est. 26,000 VPD on US1
Disclaimer: Some Photos have been Enhanced via Google Gemini

LOCATION OVERVIEW

Strategically positioned just off State Road 528, the primary area connector between Interstate 95, US1 and the beaches. Approximately 15-min to Port Canaveral; 20-min to Kennedy Space Center; 40-min to Orlando International Airport (MCO). Surrounding employers include SpaceX, Amazon, Fedex, Diamondback Airboats, and Eastern Florida State College to name a few. Call today for details!

Zach Ullian, SIOR

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

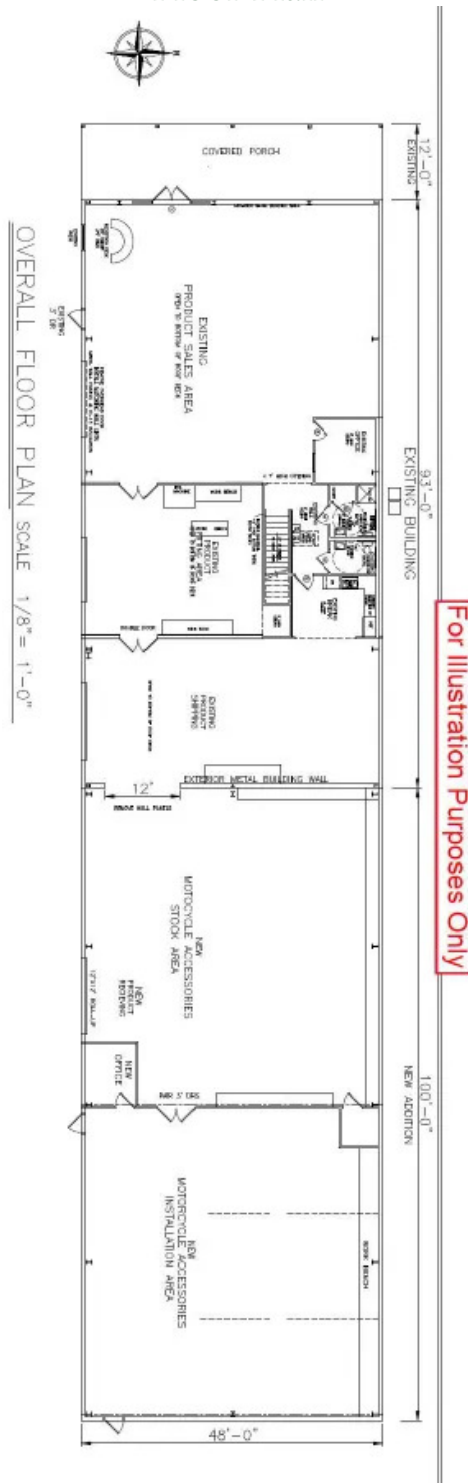


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Floor Plan



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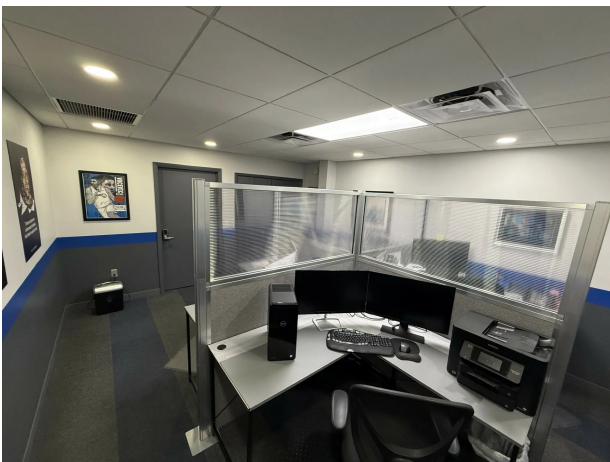


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Additional Photos



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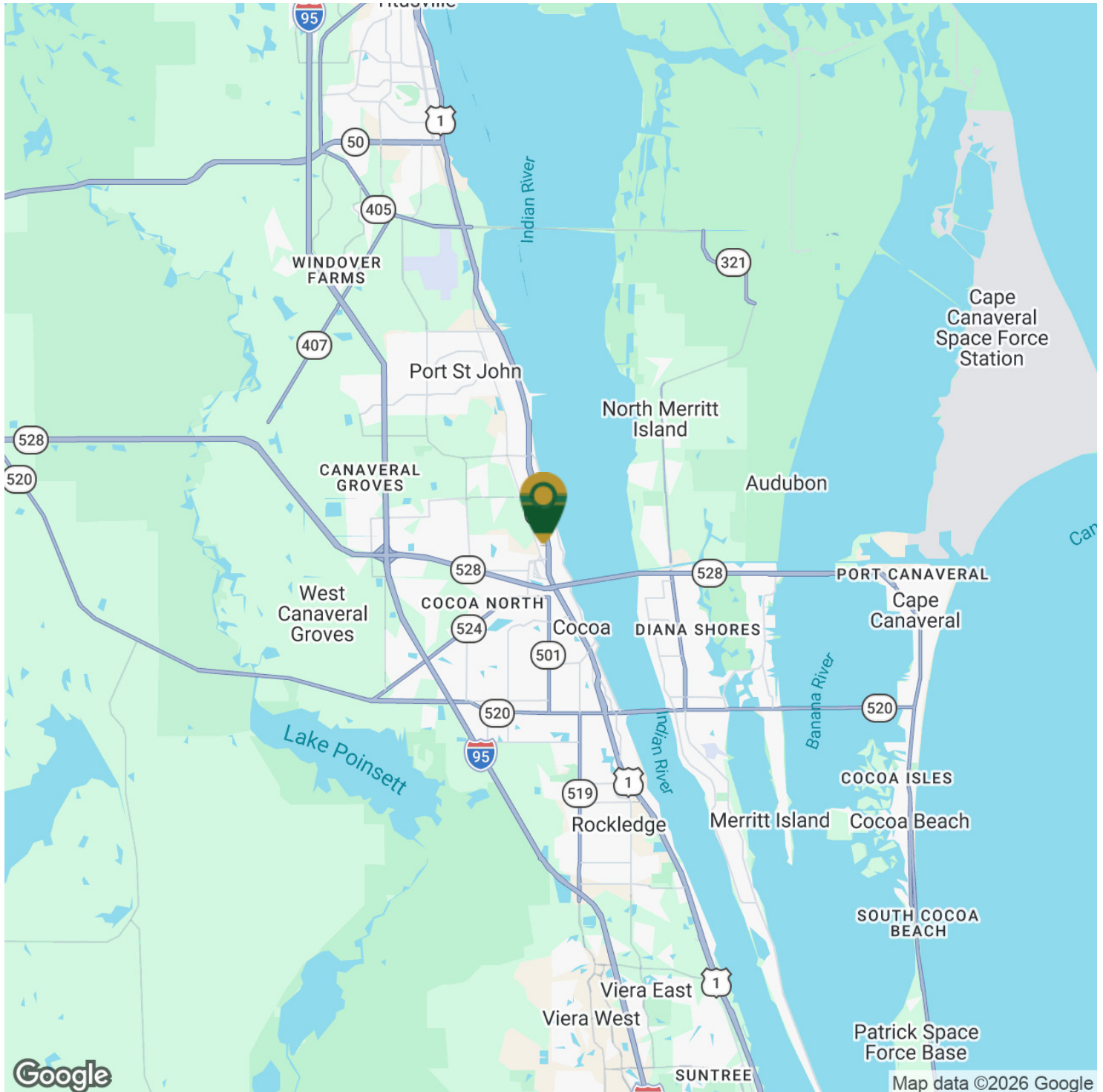


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Location Map



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