

# FOR SALE

Lake Drive Industrial Complex

1501-1503 Lake Drive, Cocoa FL, 32922

## PROPERTY FACTS

|                 |                                                         |
|-----------------|---------------------------------------------------------|
| Building Area:  | 9,450 SF                                                |
| No. of Units:   | 9 Warehouse Units<br>1 Office Unit                      |
| Unit Range:     | 1000 SF Warehouse Units                                 |
| Year Built:     | 1973                                                    |
| Construction:   | Enamel Steel Exterior<br>Walls and Rigid Steel<br>Truss |
| Roof:           | Metal Roof                                              |
| Ceiling Height: | 13 ft                                                   |

Listing Price: \$1,200,000



## Offering Summary

Lake Drive Industrial Complex presents a compelling opportunity to acquire a multi-tenant industrial asset with flexible small-bay warehouse units in Cocoa, Florida. The property consists of approximately 9,450 SF across 9 warehouse units and 1 office unit, with most warehouse units around 1,000 SF and select units offering the ability to combine for larger space. The property's functional layout, roll-up door access, and Modified Gross lease structure support a wide range of small industrial, service, storage, and trade-oriented users.

## Key Value Drivers

- Flexible small-bay industrial layout supporting a variety of warehouse, service, contractor, and storage users.
- Most warehouse units are approximately 1,000 SF, with combined unit potential for larger users.
- Each warehouse unit includes roll-up door access, supporting easy loading, access, and tenant operations.
- Convenient location near **State Road 520**, providing access toward Orlando and nearby beachside communities.
- Two entrances off Lake Drive with front parking and additional parking in the rear.
- Recently painted buildings with a paved parking lot, improving curb appeal and tenant usability.

## Location Positioning

Lake Drive Industrial Complex is positioned in Cocoa, Florida, adjacent to **State Road 520**, providing direct access toward Orlando, Cocoa, Merritt Island, and the surrounding beachside communities. The location supports continued demand from small industrial, warehouse, automotive, contractor, and service-based users seeking functional space with convenient regional access.



**CHARLES A. VON STEIN, INC.**  
*Commercial Property Management,  
Sales & Leasing Specialists since 1963*  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscrc.com](http://www.vscrc.com)

### CONTACT INFO:

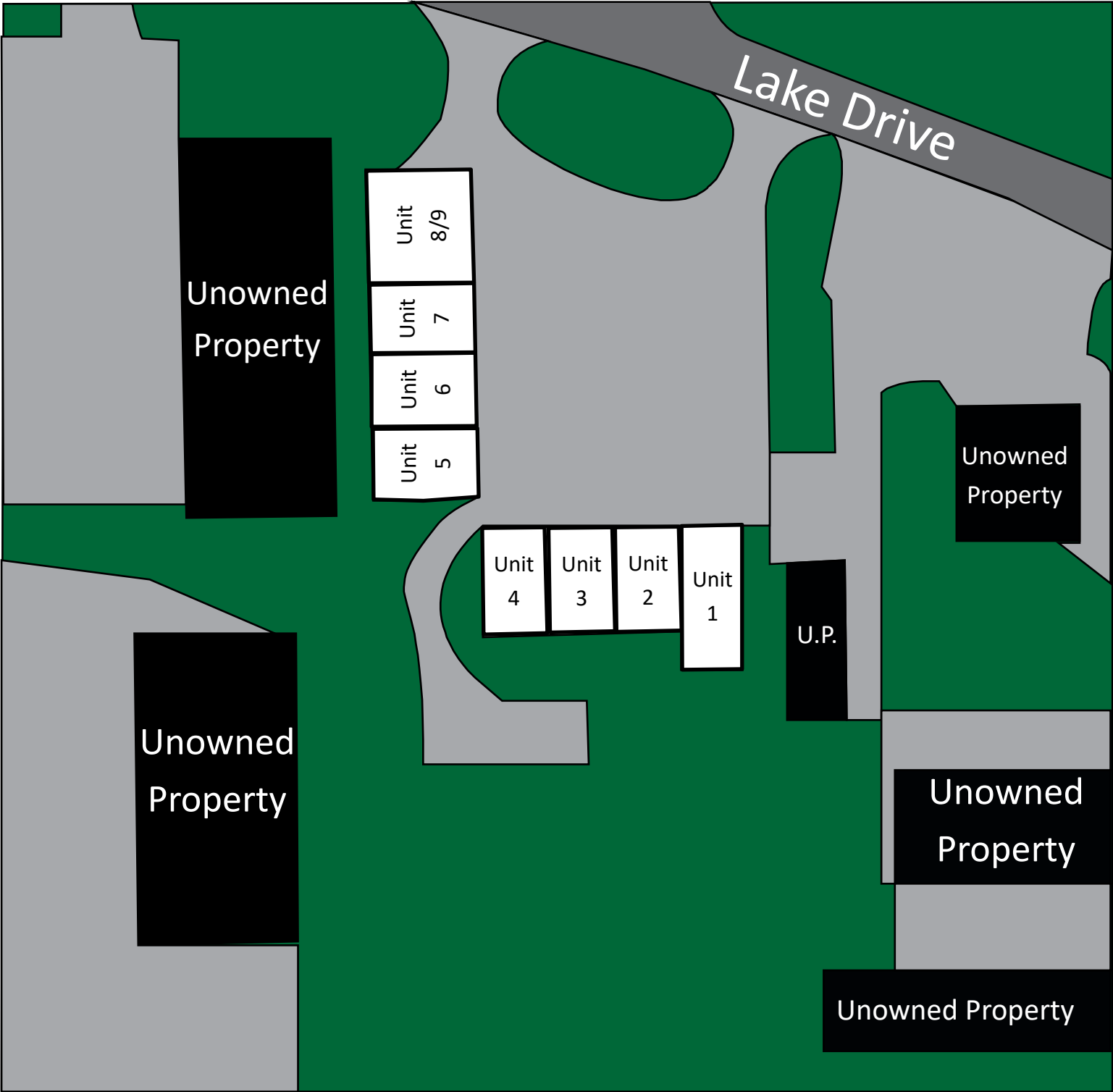
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscrc.com](mailto:leasing@vscrc.com)

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

# SITE PLAN

Lake Drive Industrial Complex

1501-1503 Lake Drive, Cocoa FL, 32922



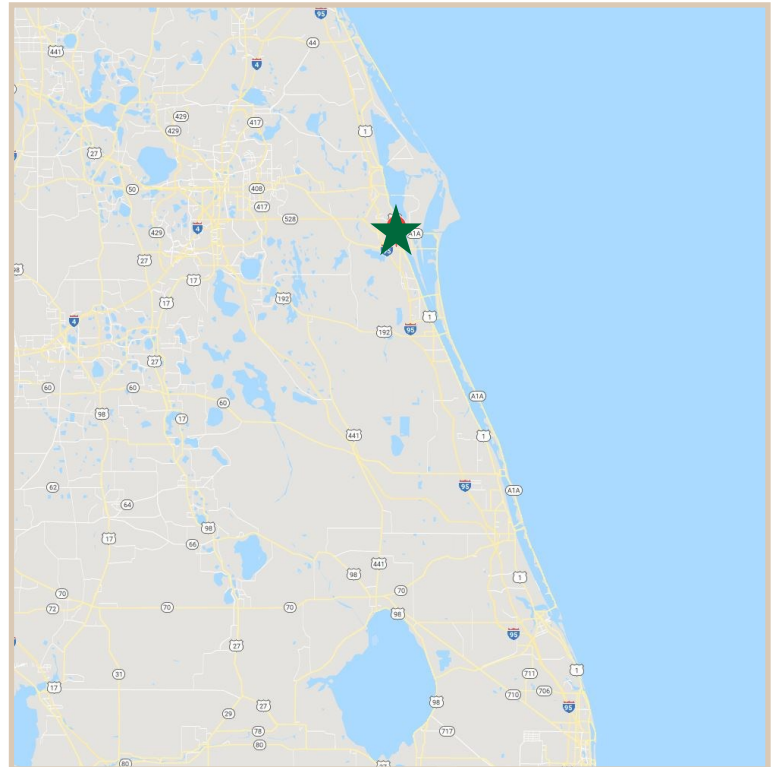
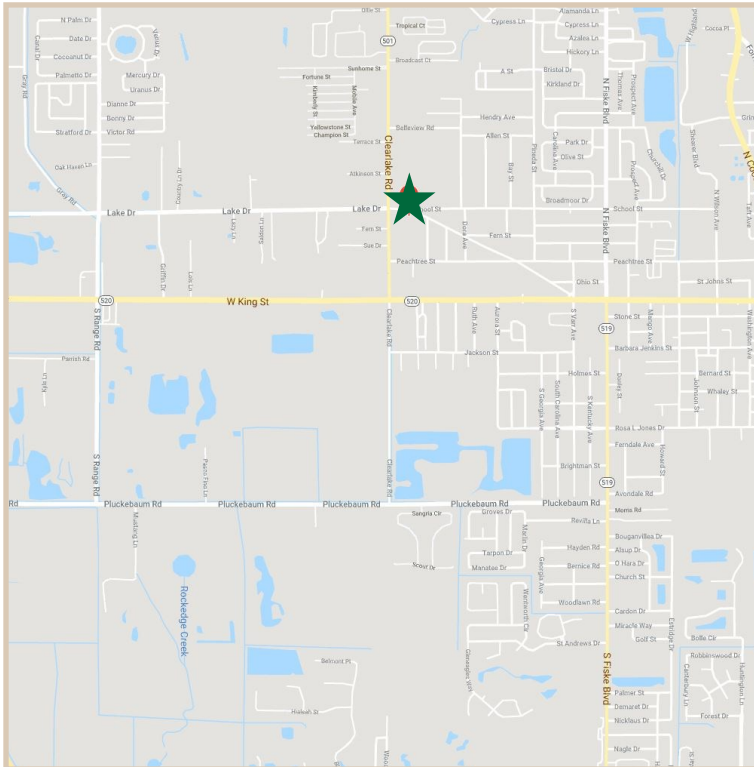
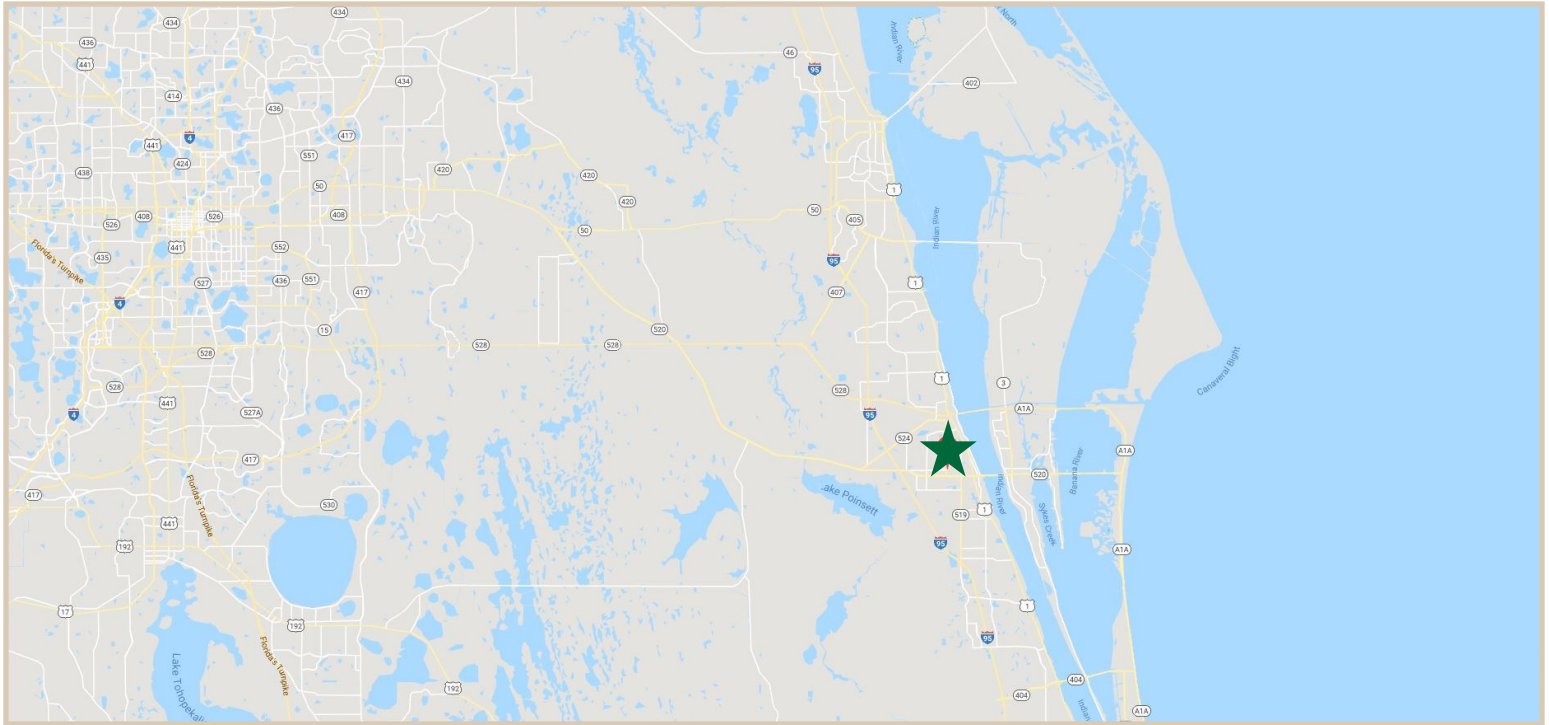
**CHARLES A. VON STEIN, INC.**  
*Commercial Property Management,  
Sales & Leasing Specialists since 1963*  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscrc.com](http://www.vscrc.com)

**CONTACT INFO:**  
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscrc.com](mailto:leasing@vscrc.com)

# LOCATION MAPS

## Lake Drive Industrial Complex

1501-1503 Lake Drive, Cocoa FL, 32922



**CHARLES A. VON STEIN, INC.**  
*Commercial Property Management,  
Sales & Leasing Specialists since 1963*  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscrc.com](http://www.vscrc.com)

### CONTACT INFO:

Brevard County:  
Indian River County:  
Fax:  
Leasing:

321.725.1961  
772.778.4885  
772.778.4908  
[leasing@vscrc.com](mailto:leasing@vscrc.com)

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

# SIGNAGE

Lake Drive Industrial Complex

1501-1503 Lake Drive, Cocoa FL, 32922



**CHARLES A. VON STEIN, INC.**  
*Commercial Property Management,  
Sales & Leasing Specialists since 1963*  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscrc.com](http://www.vscrc.com)

#### CONTACT INFO:

|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Brevard County:      | 321.725.1961                                             |
| Indian River County: | 772.778.4885                                             |
| Fax:                 | 772.778.4908                                             |
| Leasing:             | <a href="mailto:leasing@vscrc.com">leasing@vscrc.com</a> |

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

# ADDITIONAL PHOTOS

Lake Drive Industrial Complex

1501-1503 Lake Drive, Cocoa FL, 32922



**CHARLES A. VON STEIN, INC.**  
Commercial Property Management,  
Sales & Leasing Specialists since 1963  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscre.com](http://www.vscre.com)

#### CONTACT INFO:

|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Brevard County:      | 321.725.1961                                             |
| Indian River County: | 772.778.4885                                             |
| Fax:                 | 772.778.4908                                             |
| Leasing:             | <a href="mailto:leasing@vscre.com">leasing@vscre.com</a> |

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.