

**FOR SALE | 3650 US 1 Cocoa, Florida**



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# PROPERTY SUMMARY

The Industrial team at Lightle Beckner Robison, Inc. is pleased to present this **24,000** square foot stand alone flex space located with direct US Highway 1 street frontage just a few miles from State Road 528 making this a prime location for various owner users or investors. The property offers a partial shell condition with open showroom, air conditioned offices, flex area, and a 6,000 square foot open warehouse addition in the back of the building.

The property is surrounded by thriving businesses and offers close proximity to Port Canaveral, Titusville, Cocoa Village, and easy access to State Road 528 & 520 for a direct shot to Orlando.

The industrial/flex market has proven to be a strong endeavor for investors and owner users on the Space Coast, with an average vacancy of 2-3% over the past few years and an average rental rate of roughly \$13.00/sf/yr NNN this purchase option creates a unique opportunity for Buyers to take a leap into the market.

**Contact us today to learn more!**

## FACILITY OVERVIEW

Parcel ID .....	24-36-08-00-278	Power .....	3 Phase
Built/Renovated .....	1987 / 2020	Acreage .....	1.7
Construction.....	Metal / BLK	Clear Height .....	+/- 14 - 16
Zoning .....	BU 2	Square Feet .....	24,000
Market .....	Brevard County	ProForma Rent .....	12/sf/yr NNN



# AERIAL OVERVIEW



Port St John

Courtenay

INDIAN RIVER

Audubon

Sharpes

**SITE**



## KEY DISTANCES



1.5 Miles to State Road 528



5 Miles to Interstate 95



10 Miles to Port Canaveral



20 Miles to Kennedy Space Center



39 Miles to Orlando Int. Airport



Cocoa West



Cocoa



BANANA RIVER



Cape Canaveral



# PROPERTY PHOTOS



# BREVARD ECONOMY

Florida's Space Coast is a world-renowned aerospace, aviation, and manufacturing hub. The city is home to major aerospace and aviation companies, such as Northrop Grumman, L3Harris Corporation, Collins Aerospace, Embrear, Dassault Falcon, Thales, Satcom Direct, and more who are all contributing to the region's reputation as a key player in the manufacturing, defense, aviation and aerospace sectors.

Located in the southern region of the County lies Melbourne International Airport (MLB) which serves as a crucial asset for transportation. With over 20,000 people working on the airport grounds everyday it is said to be America's fastest growing aviation and aircraft manufacturing center, contributing almost \$3 billion to the economy annually.

The Space Coast is also one of the nation's 10 most undervalued housing markets, according to a recent report by the National Association of Realtors, and was ranked #4 on U.S. News & World Report's recent ranking of the top places to retire in the U.S. It has also been voted the #10 best place to live in the United States and over the last five years has brought in over 10,000 high tech jobs and a skilled labor workforce.

## WHY CHOOSE THE SPACE COAST?



**RANKED #1**  
Business  
Tax Climate



**RANKED #3**  
Wage Growth in  
the U.S



**RANKED #1**  
High-Tech  
Economy in FL



**630.69k**  
Brevard County  
Total Population



**295.55k**  
Brevard County  
Total Employment

<https://spacecoastedc.org/locate-expand/why-the-space-coast/>