



395 Williams Point Drive, Cocoa, FL 32927

**FOR SALE**





# EXECUTIVE SUMMARY

Introducing a freestanding  $\pm 6,073$  SF steel industrial building situated on a  $\pm 0.74$  acre site in the Cocoa, FL industrial corridor. The property offers a functional single story layout ideal for owner-users, contractors, distribution, or service-based industrial businesses seeking a central Brevard County location.

The building's steel construction and oversized site provide flexibility for equipment storage, fleet parking, or expansion potential, making it suitable for a wide range of industrial and trade-related users.

## KEY HIGHLIGHTS

- Building Size:  $\pm 6,073$  SF
- Land:  $\pm 0.74$  acre
- Freestanding industrial building
- Steel construction
- Single-story functional layout
- $\pm 0.74$ -acre site with yard potential
- Central Cocoa industrial location
- Suitable for owner-user or light industrial investment
- On Septic
- City Water + Well on site
- Three Dyna-Glo ceiling-mounted heaters with remote controls

## PROPERTY FEATURES

- Kore 107 CFM rotary screw compressor with dual high-capacity air tanks and 150 CFM air dryer
- Prevo compressed air lines installed throughout the facility
- 3 Dyna-Glo ceiling heaters with remotes
- Equipped with Yale 4,500-pound forklift
- Office and showroom have 2 window AC units
- Fire suppression system throughout the site
- Robust 600-Amp / 208V 3-Phase Delta power supply



**ASKING PRICE**  
**\$1,250,000**



# CURRENT PROPERTY USE (OWNER OPERATOR)



LINK TO WEBSITE



LINK TO WEBSITE

- Available for sale upon request



# LOCATION OVERVIEW



The property is located along Williams Point Blvd in Cocoa within Brevard County's established industrial and service-commercial submarket. The area consists primarily of warehouse, contractor, distribution, and light manufacturing users.

The site offers convenient access to SR-528 (Beachline Expressway), providing direct connectivity to Port Canaveral, Orlando International Airport, and the greater Orlando metro area. The property is also located near US-1 and I-95, offering strong north-south regional access.

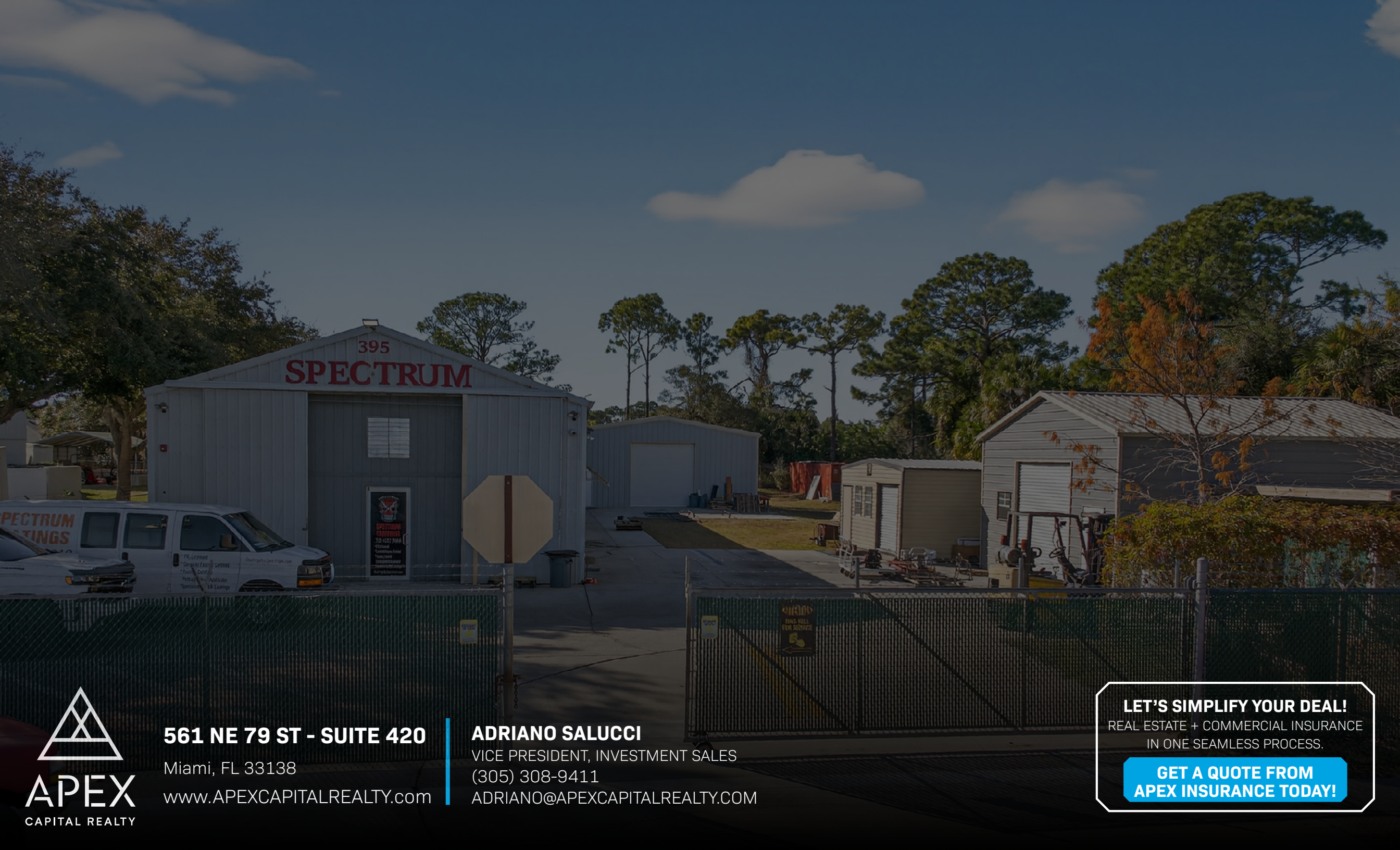
This central Space Coast location is attractive to logistics, marine, aerospace, and contractor-type businesses serving Cocoa, Titusville, Merritt Island, and Cape Canaveral.



# AERIAL VIEW







**561 NE 79 ST - SUITE 420**

Miami, FL 33138

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