

FOR LEASE

Railroad Avenue Warehouse Complex

440 Railroad Avenue West, Cocoa, Florida 32922

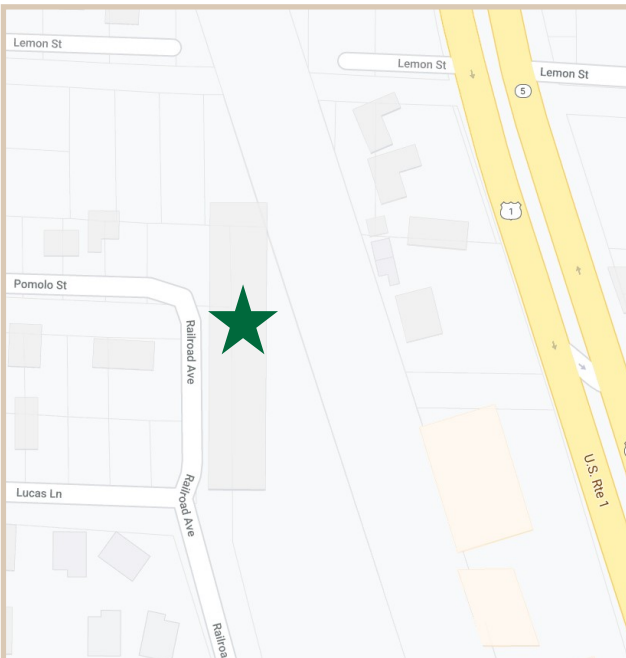
PROPERTY FACTS

Building Area:	+/- 19,968 Sq. Ft.
Parcel Size	1.4 Acres
Electrical	Three Phase Power
Utilities	City Water & Sewer
Zoning	Light Industrial M-1
Year Built:	1963
Ceiling Height	18 feet to 20 feet
Construction:	Concrete Block
Roof:	Steel Joist Structure & Built up Modified Bitumen Membrane
Ceiling	Insulated
Flooring	Concrete
Offices	Two (2) interior Offices (448 Square Feet)
Access Doors	(2) Loading Docks (9) 12' to 16' Overhead Doors
Lease Type:	Modified Gross



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Overhead Doors & Access	Given the amount of Overhead Doors here at the Complex, deliveries and pick ups are effortless. Additionally you have a railway spur that gives you access to FEC Railway.
Location	Near 520 providing direct Access to Orlando and the densely populated beachside communities.
Parking & Fenced Area	There is a Large Fenced Area on the south side of the building. Inside the fenced area there are areas to park as well as a half circle driveway. This gives Semis easy access to the loading docks and for easy entry/exits.



CHARLES A. VON STEIN, INC.

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www.vscrc.com

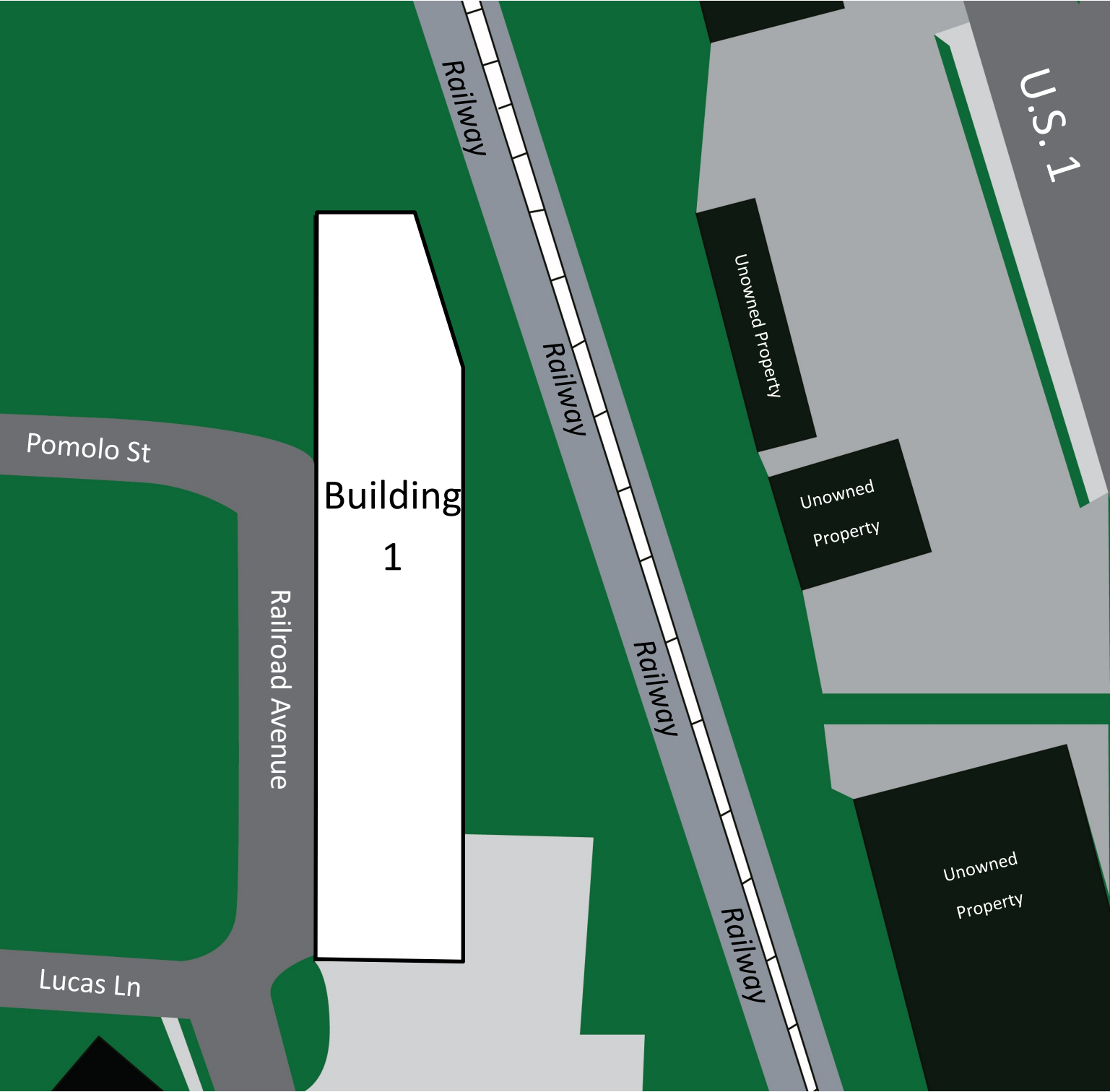
CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

SITE PLAN

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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.

UNITS FOR LEASE

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UNIT	SIZE	RATE	OVERHEAD DOORS		POWER			MAX. CEILING	OFFICE SPACE
			DRIVE IN	DOCK HEIGHT	A	V	Ph		
Bdg. 1	19,968 SF	\$13.00 SF/YR	9	2				20	448 Sq. Ft.



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Aerial

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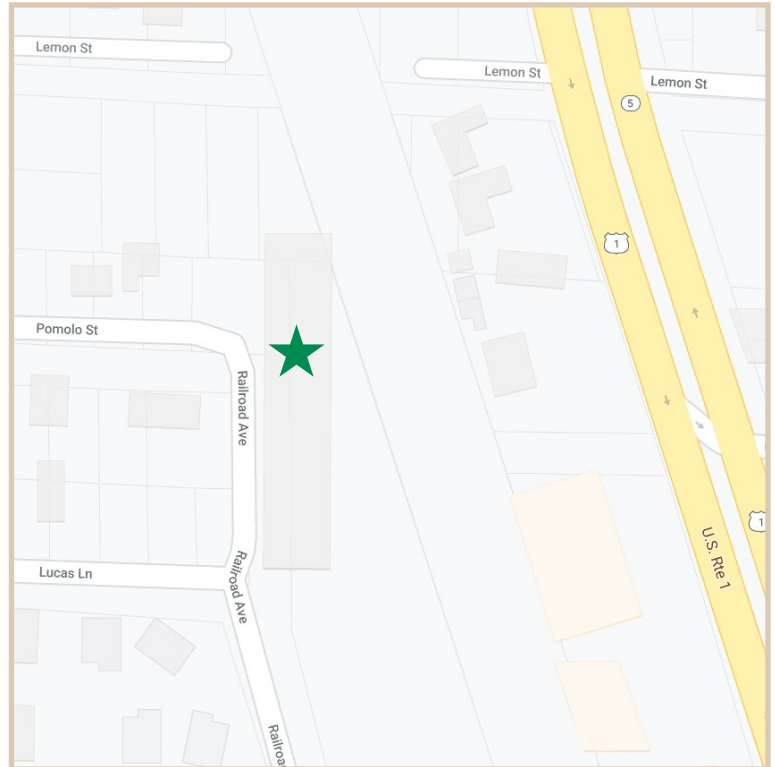
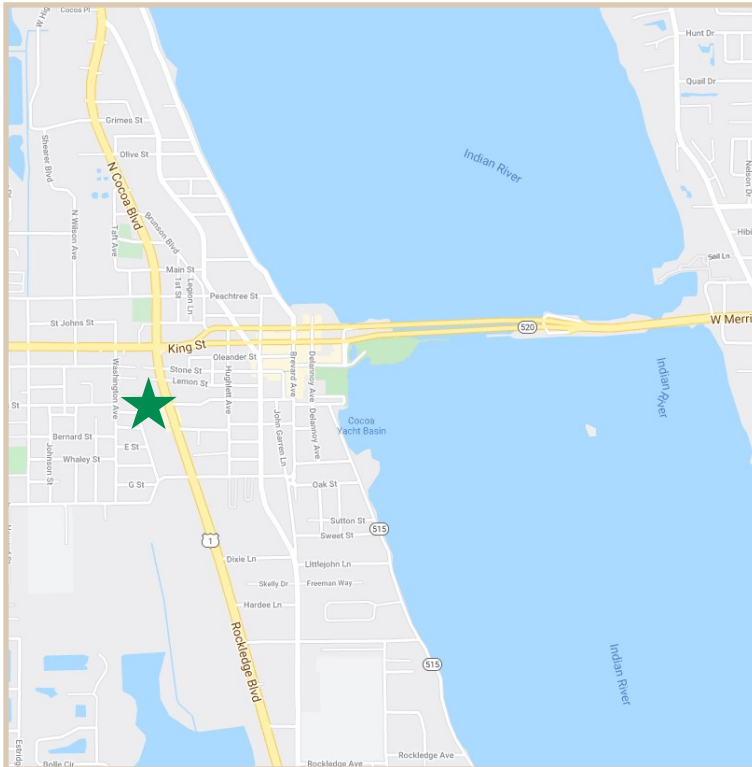
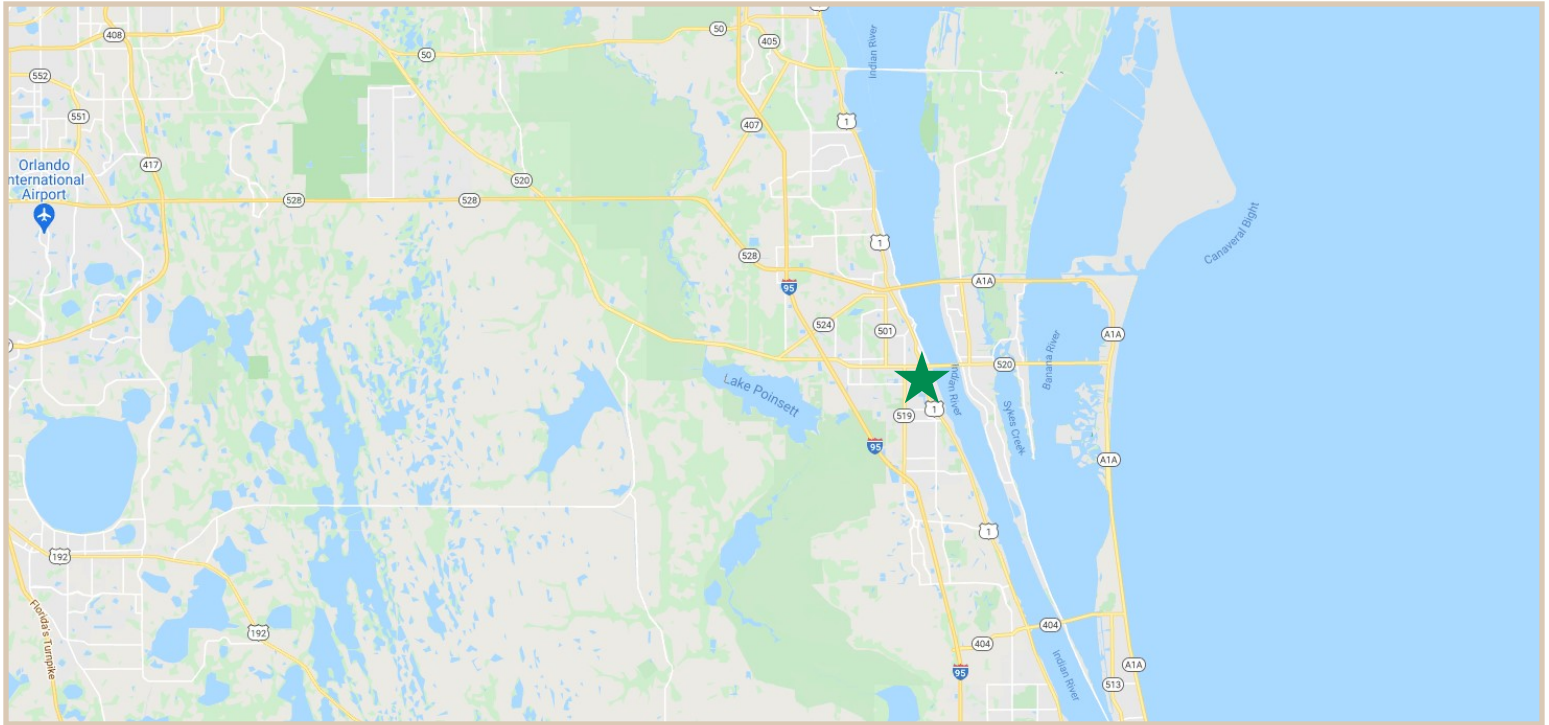
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LOCATION MAPS

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ADDITIONAL PHOTOS

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