

FOR LEASE - WAREHOUSE COCOA

PRIME STORAGE

3855 N. US 1, Cocoa, Florida 32926



JMREALESTATE.COM

Offering a rare combination of professional office space and functional warehouse under one roof — perfect for companies needing visibility, access, and efficiency.

Office Suite: ± 1,462 SF

- Five private offices • Reception • Break room • Shared restrooms
- Utilities included (electric, water, sewer)

Warehouse Unit: ± 8,550 SF

- 24-foot clear height • Roll-up door • Private restroom
- Optional mezzanine office
- Flexible layout for distribution, storage, or light manufacturing



Spaces can be leased separately or combined for a seamless office-warehouse operation.

KYLE MAGNUSSON

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DONNA COBB

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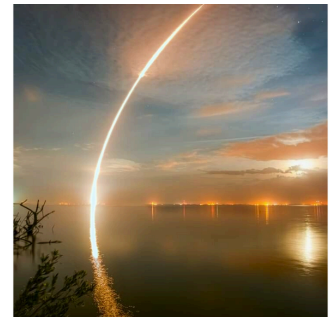
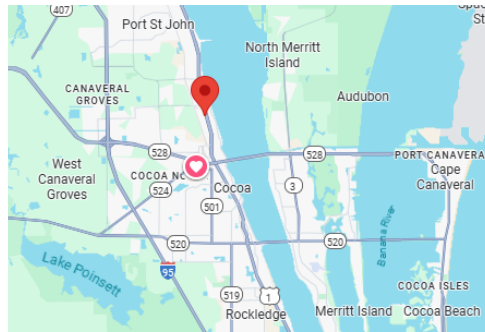
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| Population | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2020 Population | 1,850 | 17,351 | 71,988 |
| 2024 Population | 2,239 | 18,175 | 72,542 |
| 2029 Population Projection | 2,499 | 19,587 | 77,718 |
| Annual Growth 2020-2024 | 5.3% | 1.2% | 0.2% |
| Annual Growth 2024-2029 | 2.3% | 1.6% | 1.4% |
| Median Age | 50.3 | 47.1 | 44.7 |
| Bachelor's Degree or Higher | 22% | 25% | 24% |
| U.S. Armed Forces | 0 | 9 | 92 |

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Highlights

- Prime US-1 frontage with excellent signage and exposure
- Immediate availability – move-in-ready space
- Utilities included in rental rate (tenant pays trash removal)
- Easy access to SR 528, I-95, and Port Canaveral trade routes
- Flexible floorplans for office, industrial, or service-based businesses
- Ample parking and convenient ingress/egress

Ideal Uses

- Professional Services
- Construction, Trades, or Engineering Offices
- E-Commerce or Logistics Hub
- Light Industrial or Assembly Operations

Lease Information

- Office: 1,462 SF | \$14.00 / SF Gross
- Warehouse: 8,550 SF | \$11.99 / SF Gross
- Availability: Immediate
- Lease Term: Flexible

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| Income | | | |
|-------------------------|----------|----------|----------|
| | 1 mile | 3 miles | 5 miles |
| Avg Household Income | \$78,426 | \$87,375 | \$88,008 |
| Median Household Income | \$54,091 | \$65,363 | \$65,516 |
| < \$25,000 | 154 | 1,174 | 5,751 |
| \$25,000 - 50,000 | 301 | 1,859 | 6,388 |
| \$50,000 - 75,000 | 100 | 878 | 3,652 |
| \$75,000 - 100,000 | 141 | 891 | 3,629 |
| \$100,000 - 125,000 | 87 | 716 | 2,461 |
| \$125,000 - 150,000 | 64 | 682 | 2,398 |
| \$150,000 - 200,000 | 64 | 451 | 2,490 |
| \$200,000+ | 44 | 490 | 2,011 |

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| Households | | | |
|--|---------|----------|---------|
| | 1 mile | 3 miles | 5 miles |
| 2020 Households | 794 | 6,858 | 28,713 |
| 2024 Households | 954 | 7,142 | 28,780 |
| 2029 Household Projection | 1,063 | 7,716 | 30,806 |
| Annual Growth 2020-2024 | 4.4% | 1.1% | 0.2% |
| Annual Growth 2024-2029 | 2.3% | 1.6% | 1.4% |
| Owner Occupied Households | 820 | 5,899 | 22,410 |
| Renter Occupied Households | 243 | 1,817 | 8,396 |
| Avg Household Size | 2.3 | 2.3 | 2.4 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spending (\$) | \$29.7M | \$230.5M | \$910M |

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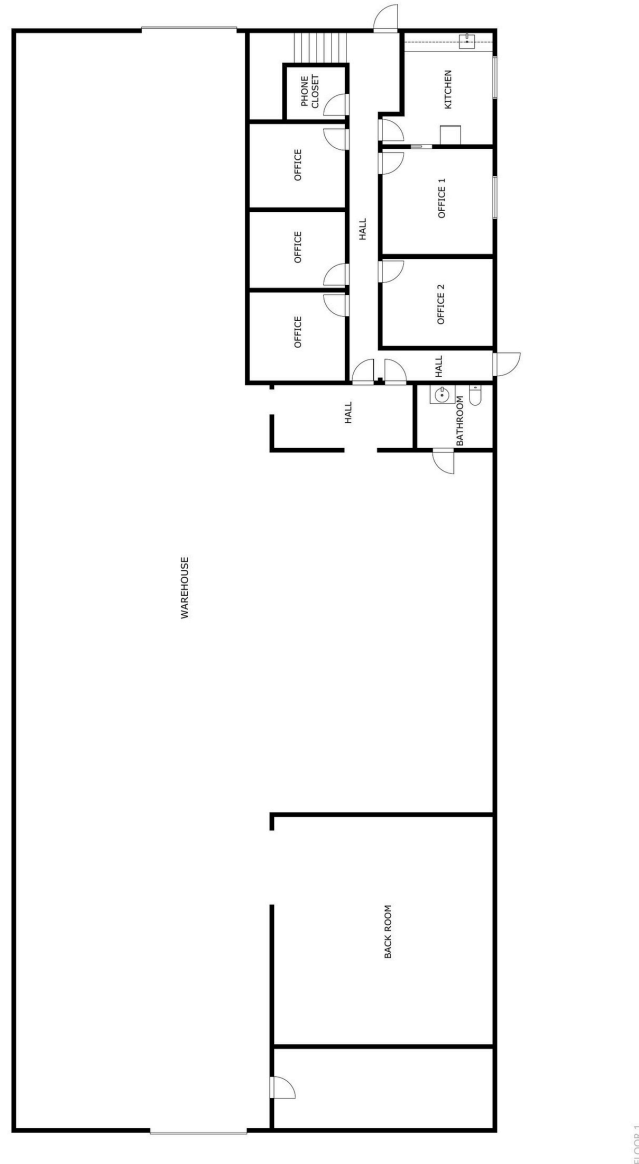


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FLOOR PLAN

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