

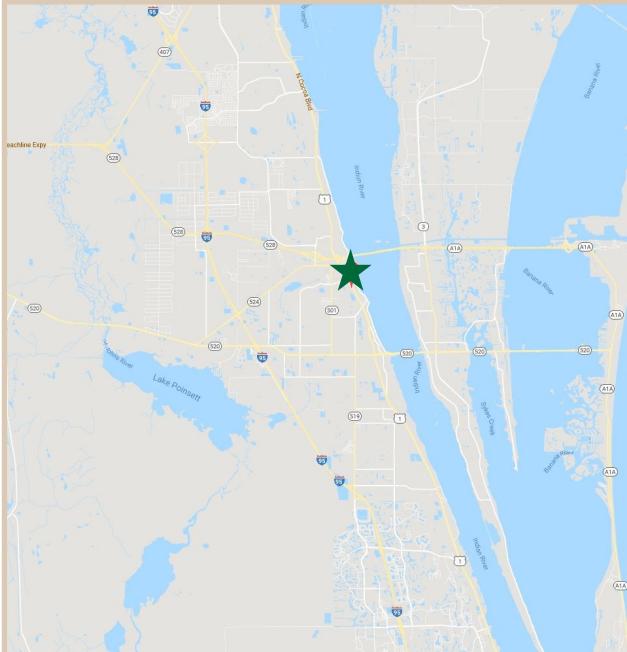
# FOR LEASE

Coral Sands Professional Building

211 Coral Sands Drive Rockledge, FL, 32955

## PROPERTY FACTS

Building Area:	9,250 Sq. Ft.
Parcel Size:	.49 Acres
Utilities:	City Water & Sewer
Unit Range:	2,450-6,800 SF
Year Built:	1966
Construction:	Concrete & Stucco
Air Conditioning:	100% Central Air
Roof:	Built Up Roof and Membrane
Building Height:	Single Story
Zoning:	C2 – General Commercial



## PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Signage	Excellent signage available on the new monument sign.
Location	Located on the East Side of U.S. Highway One between Barton Boulevard and State Road 520. Adjacent to Wuestoff Hospital.
Aesthetics	Freshly renovated with a monument sign, new paint, And built out space available.



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[www.vscrc.com](http://www.vscrc.com)

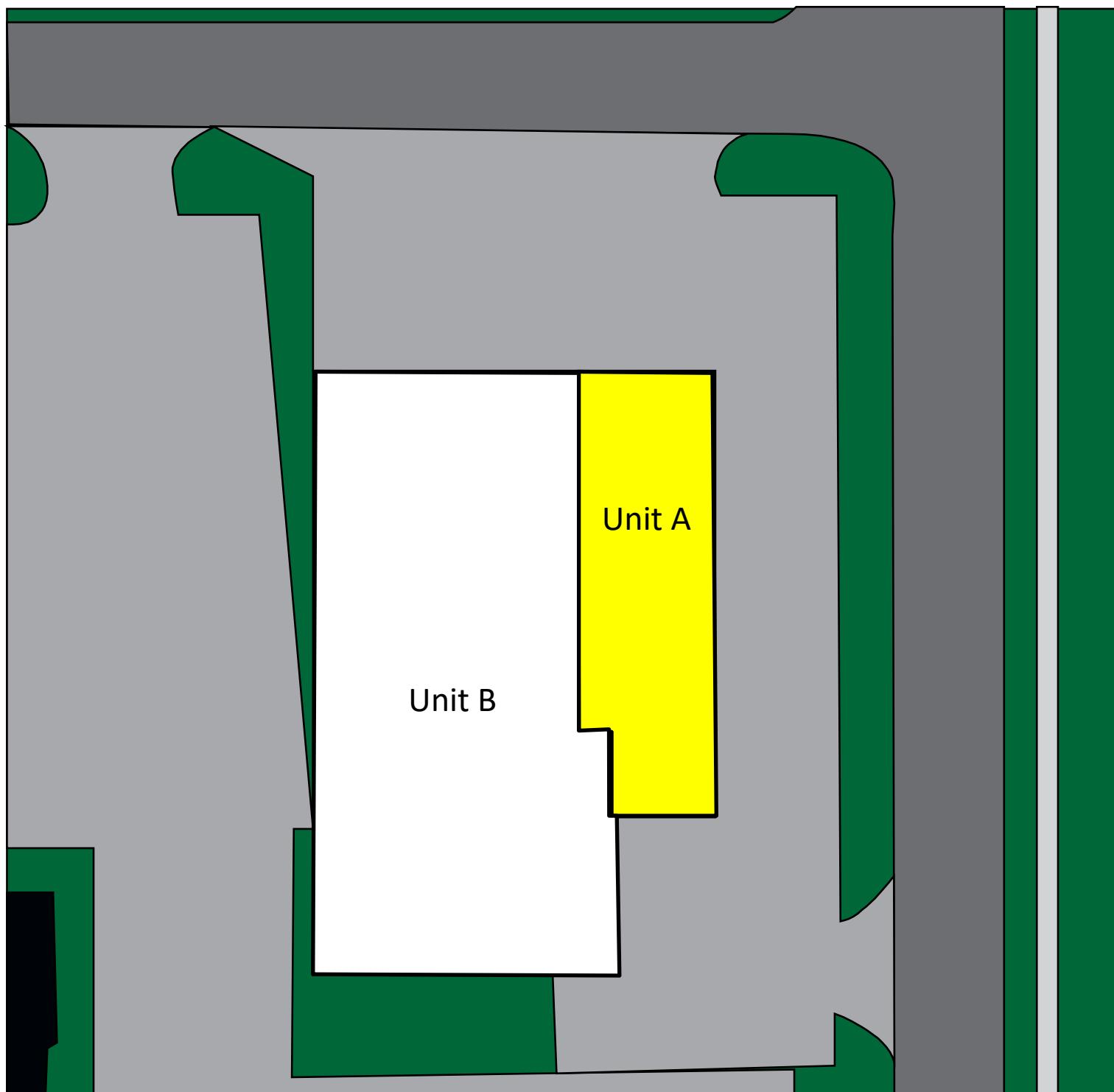
### CONTACT INFO:

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

# SITE PLAN

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# UNITS COMING AVAILABLE

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Unit	Size	Rate	Monthly Rate	Utilities Included				Date Available	
				Water	Electric	Trash	Cable		
A	2,450 SF	\$20.00	SF/ YR	\$4,083.33	Yes	No	Yes	No	11/01/2025



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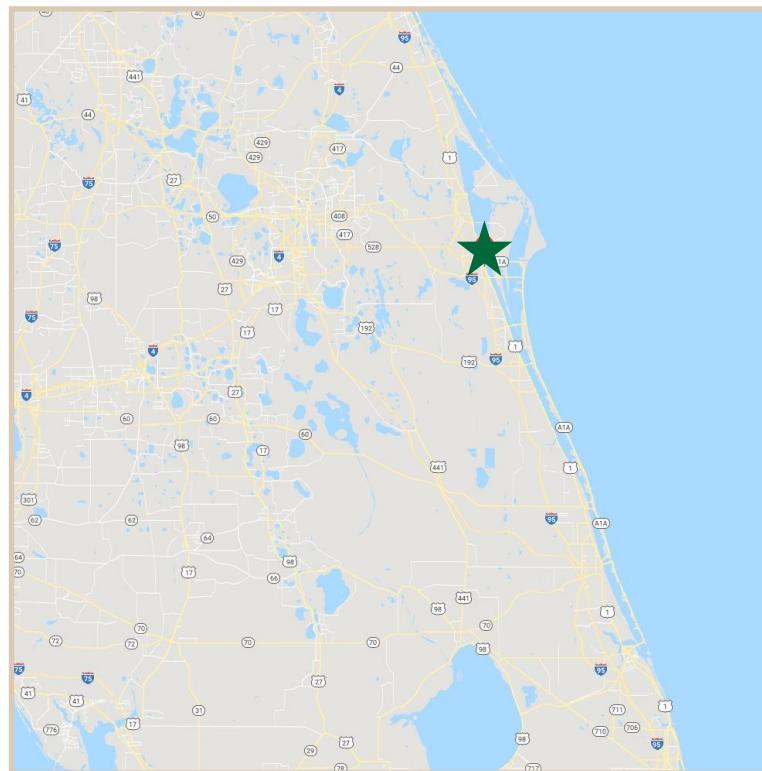
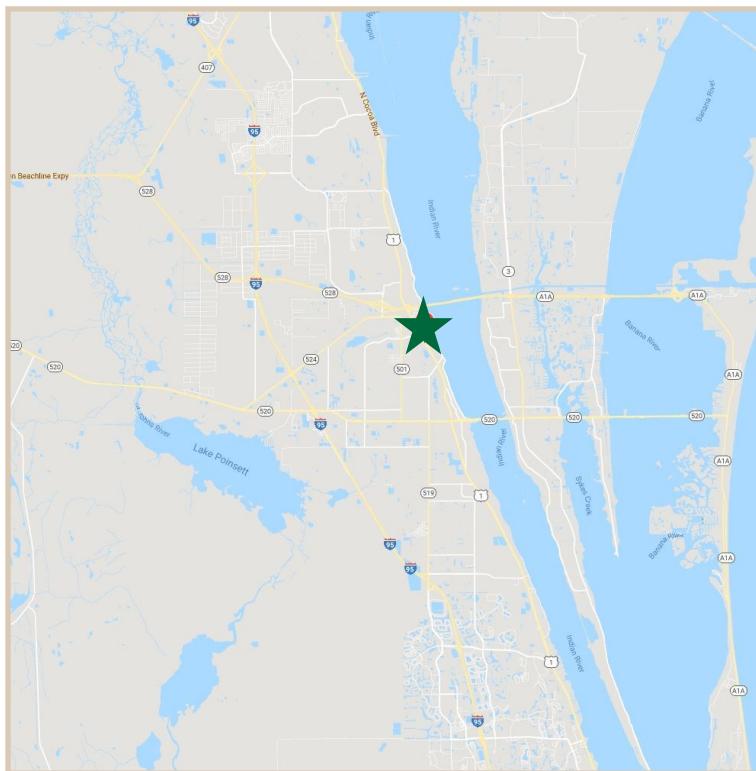
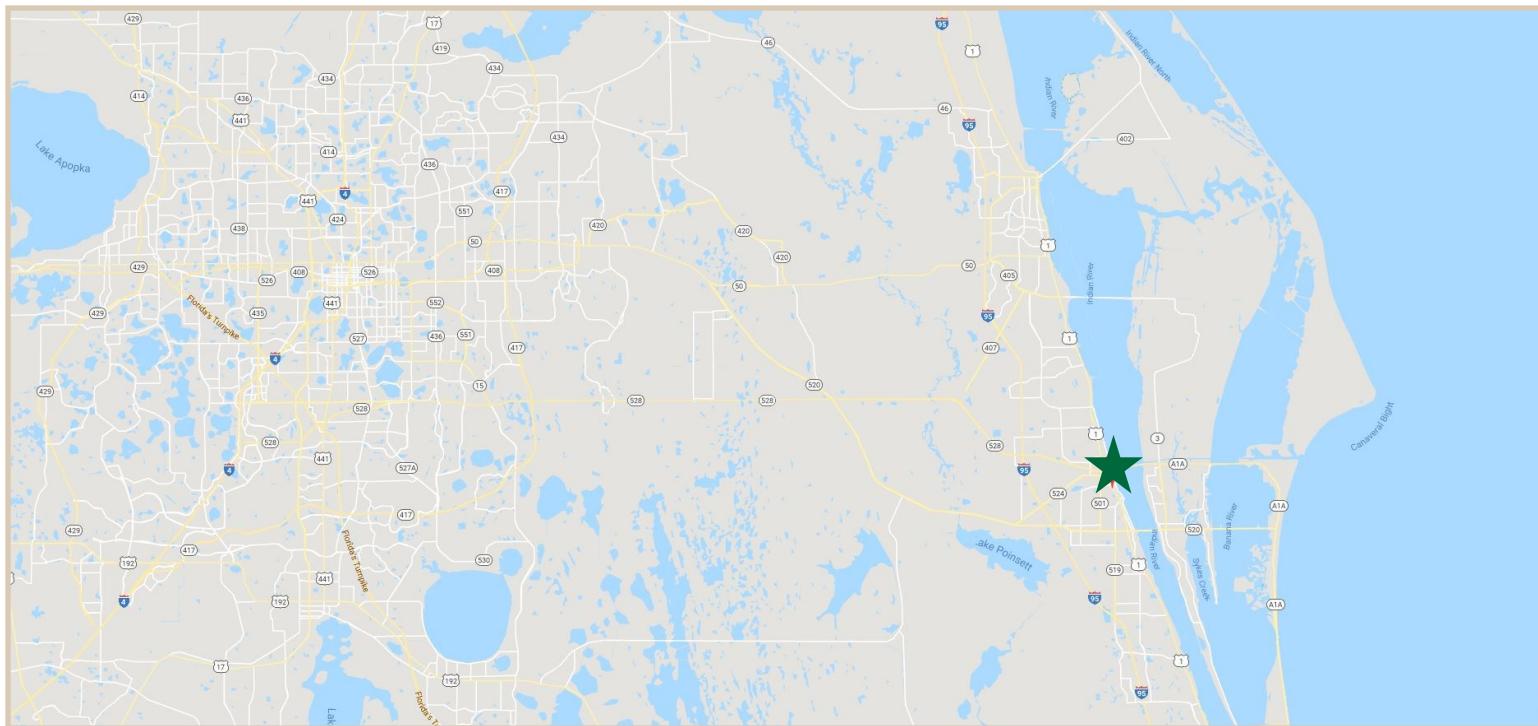
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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