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1210 Nautical Way, Merrit Island, FL 32952

 Property Total:
 174,201 ± SF

 Total Acres:
 38.2 + AC

Additional Features:

- 333 paved parking spaces and (2) overflow parking areas
- Marina: ~200' wide, located in a protected cove off Barge Canal...

... between the Banana and Indian Rivers.

West side of Marina: 8 wet slips (5' Docks, [6] docking spaces 22'x65', & [2] Docking spaces 18'x65')

East side of Marina:

- (1) 24' Boat ramp w/ 5' dock
- (1) 25'x70' travel lift launch slip



McNulty Group, Inc. is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.



BLDG. 1: Front Office/Upholstery/ Warehouse, & Small Parts Fabrication

Building Size: **48,711** <u>+</u> **SF** Office Size: **5,250** <u>+</u> **SF**

Total SF: 23'-25'

Overhead Doors: (4) 10'x10'

(1) 12'x12'

(3) 20'x16'

(2) 24'x16'

BLDG. 2: Assembly & Lamination

Building Size: **103,560** <u>+</u> **SF**

Office: **6,400 ± SF**Grind Booth: **12,000 ± SF**

Ceiling Ht: **46'-48'**

Overhead Doors: (8) 24'x28'

(2) 30'x30'

BLDG. 3: Final Finish

Building Size: **7,480 <u>+</u> SF**

Ceiling Ht: **24'-28'**

Overhead Doors: (4) 14'x20'

(2) 16'x20'

BLDG. 4: Chemical WH/Storage Bldg.

Building Space: **3,200** <u>+</u> **SF**

Divided Space: West side is climate

controlled.

BLDG. 5: Maintenance/Engineering

Building Space: **11,250** <u>+</u> **SF**

Ceiling Ht: **25'-27'**

Overhead Doors: (3) 16'x20'

(2) 24'x20'





