

FOR LEASE

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1210 Nautical Way, Merritt Island, FL 32952

Property Total: **174,201 ± SF**

Total Acres: **38.2 ± AC**

Additional Features:

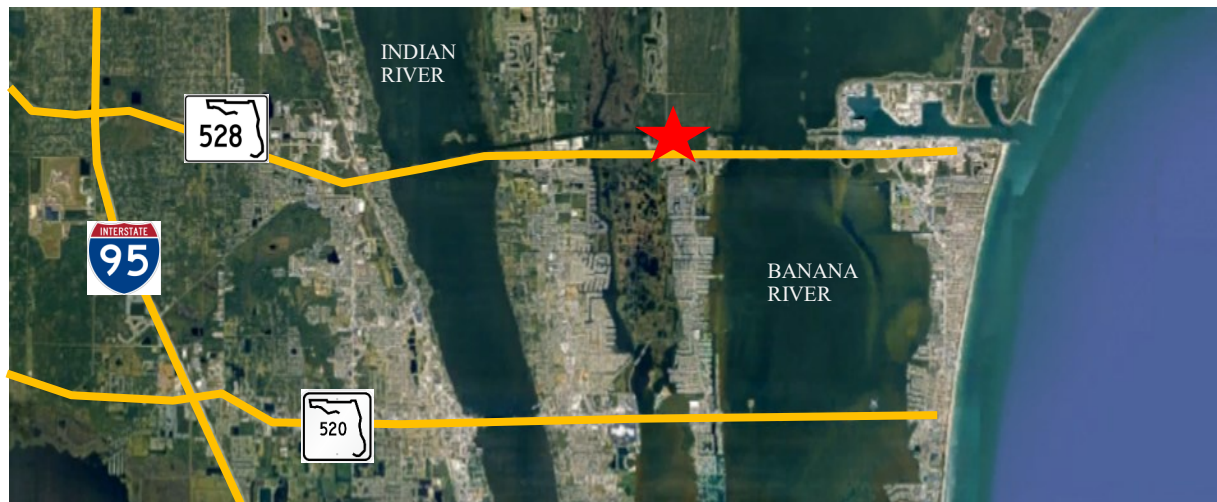
- 333 paved parking spaces and (2) overflow parking areas
- Marina: ~200' wide, located in a protected cove off Barge Canal...

... 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





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

Building Size: **48,711 ± SF**
 Office Size: **5,250 ± 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 ± 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 ± SF**
 Ceiling Ht: **24'-28'**
 Overhead Doors:
 (4) 14'x20'
 (2) 16'x20'

BLDG. 4: Chemical WH/Storage Bldg.

Building Space: **3,200 ± SF**
 Divided Space: **West side is climate controlled.**

BLDG. 5: Maintenance/Engineering

Building Space: **11,250 ± SF**
 Ceiling Ht: **25'-27'**
 Overhead Doors:
 (3) 16'x20'
 (2) 24'x20'

