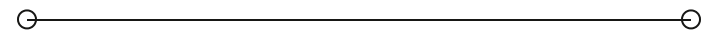


SALE

8.23 +/- Acres

5815 INDUSTRIAL DR.

Cocoa, FL 32927



PRESENTED BY:

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ELIZABETH RIZZO

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EXECUTIVE SUMMARY



SALE PRICE	\$1,646,000
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OFFERING SUMMARY

LOT SIZE:	8.23 +/- Acres
PRICE / ACRE:	\$200,000
ZONING:	IU
APN:	23 3525-00-753
LOT FRONTAGE	221 +/- ft
LOT DEPTH	1,785 +/- ft

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PROPERTY OVERVIEW

This prime industrial rail property in Cocoa, Florida, presents a powerful strategic advantage for logistics, manufacturing, and distribution users seeking direct access to Florida's critical freight corridors. With frontage along the Florida East Coast Railway (FEC), this site enables seamless rail connectivity to key ports —Jacksonville, Miami, and Port Everglades—allowing cost-effective, high-volume cargo movement with reduced reliance on trucking. Ideal for companies handling raw materials, heavy equipment, intermodal freight, or bulk commodities, the property supports operations that demand both speed and scale.

PROPERTY HIGHLIGHTS

- IU Zoning: Light Industrial allows for manufacturing, distribution, storage, and rail-dependent operations.
- Rail Access: Rail connectivity enhances logistics efficiency for bulk shipping & specialized industrial uses.
- Strategic Location: Minutes from I-95, US-1, and Port Canaveral—ideal for regional and international distribution.
- Growth-Friendly Market: Situated in Cocoa's thriving industrial corridor with access to a skilled workforce and pro-business incentives.

8.23 +/- ACRES | 5815 Industrial Dr. Cocoa, FL 32927

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LOCATION

LOCATION DESCRIPTION

Located in the heart of Cocoa’s established industrial corridor, 5815 Industrial Drive offers a highly strategic position on Florida’s booming Space Coast. This prime industrial site benefits from direct rail access via the Florida East Coast Railway, providing a significant logistical advantage for manufacturing, distribution, and bulk transport operations. With immediate connectivity to major highways, including US-1 and just minutes to Interstate 95, the property ensures efficient access to key markets throughout Florida and the southeastern United States. Additionally, its proximity to Port Canaveral and Melbourne Orlando International Airport enhances multi-modal transport options, making it ideal for businesses with regional or international reach. Surrounded by thriving industrial activity and supported by Cocoa’s pro-business environment and skilled workforce, this location offers an exceptional opportunity for industrial users seeking flexibility, scalability, and superior transportation infrastructure.

LOCATION INFORMATION

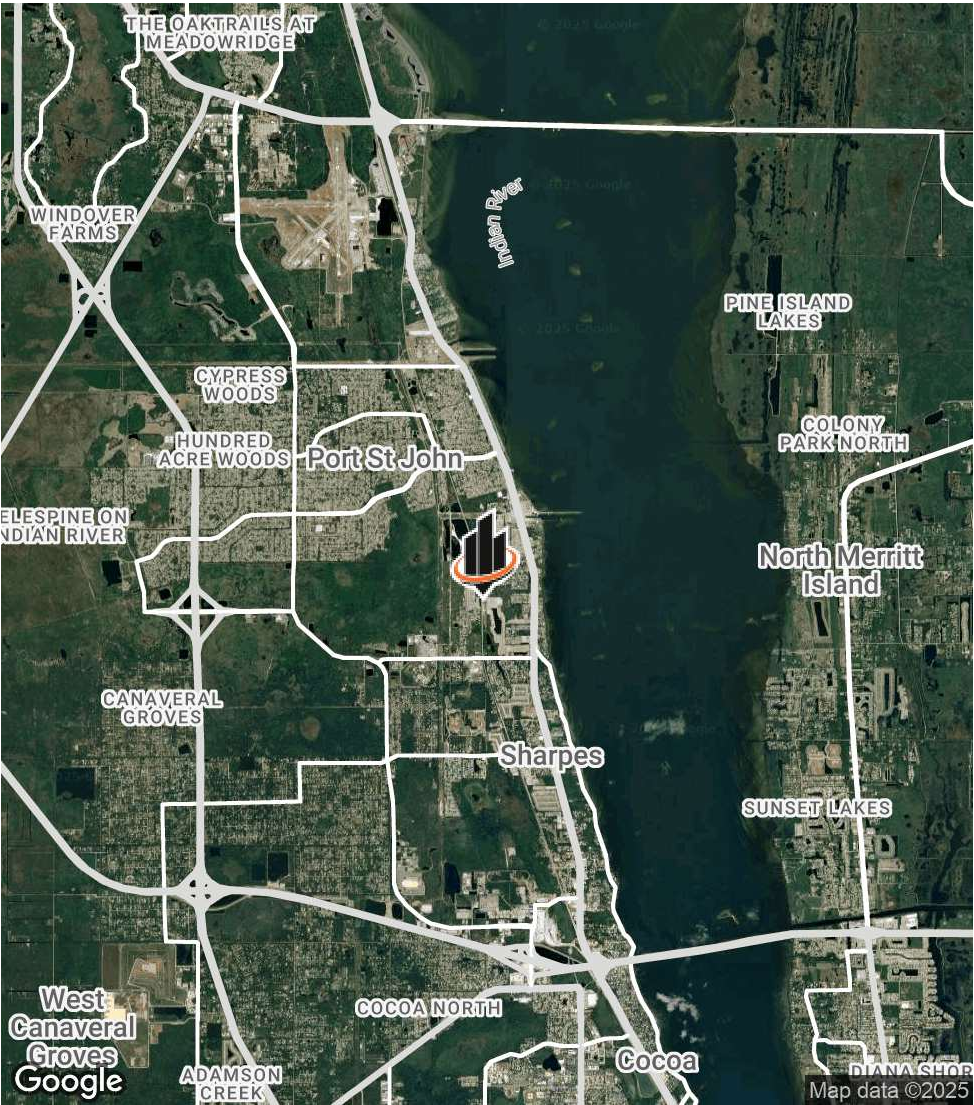
STREET ADDRESS	5815 Industrial Dr
CITY	Cocoa
STATE	Florida
ZIP	32927
COUNTY	Brevard

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8.23 +/- ACRES | 5815 Industrial Dr. Cocoa, FL 32927

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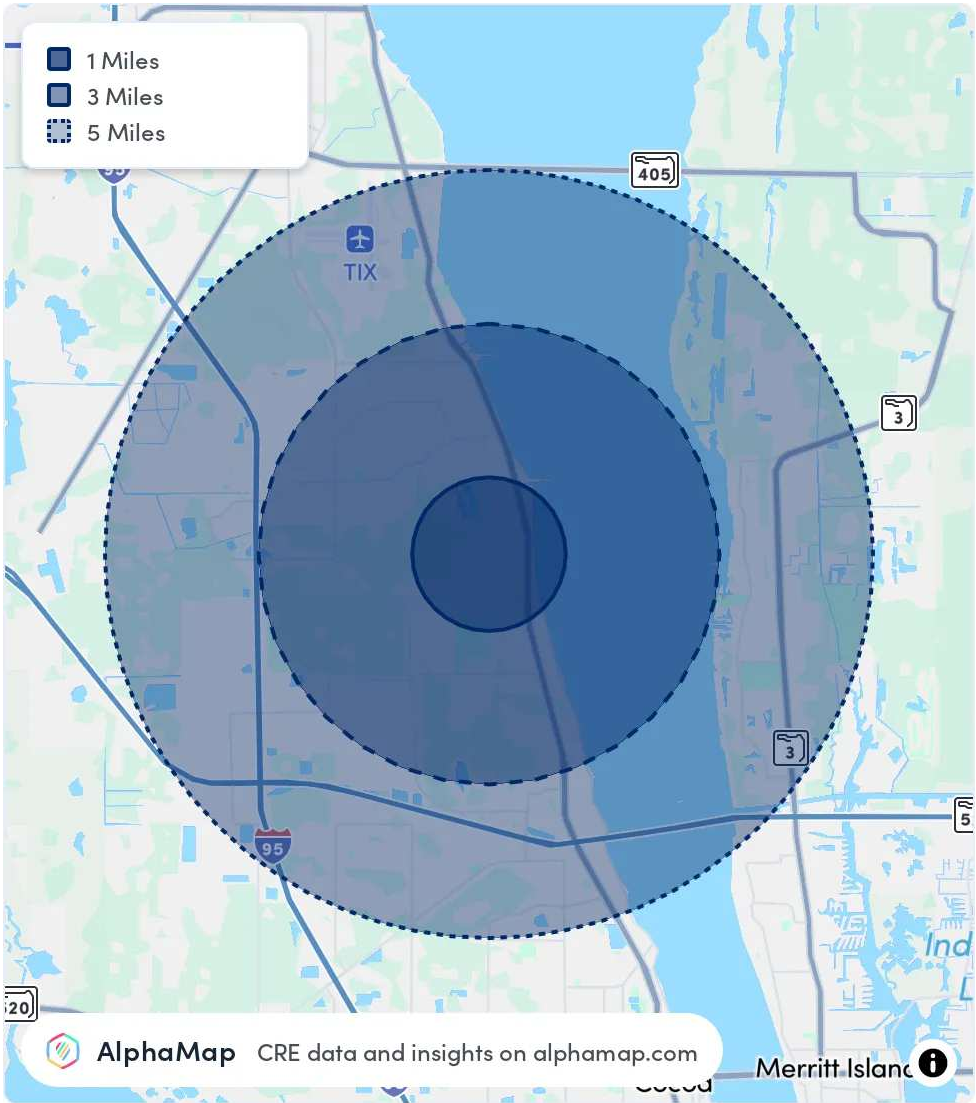
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,256	24,456	52,996
AVERAGE AGE	42	44	45
AVERAGE AGE (MALE)	42	43	44
AVERAGE AGE (FEMALE)	42	44	46

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	938	9,371	21,002
PERSONS PER HH	3.5	2.6	2.5
AVERAGE HH INCOME	\$126,473	\$100,653	\$104,747
AVERAGE HOUSE VALUE	\$367,695	\$309,005	\$346,561
PER CAPITA INCOME	\$36,135	\$38,712	\$41,898

Map and demographics data derived from AlphaMap



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