

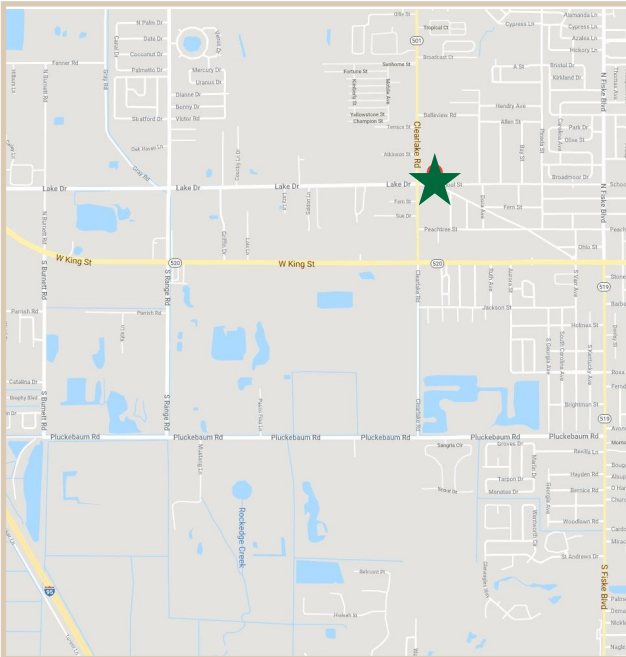
FOR LEASE

Lake Drive Industrial Complex

1501-1503 Lake Drive, Cocoa FL, 32922

PROPERTY FACTS

Building Area:	9,450 SF
No. of Units:	9 Warehouse Units 1 Office Unit
Unit Range:	1000 SF Warehouse Units
Year Built:	1973
Construction:	Enamel Steel Exterior Walls and Rigid Steel Truss
Roof:	Metal Roof
Ceiling Height:	13 ft
Lease Type:	Modified Gross



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Location	Adjacent to State Road 520, providing direct access to Orlando and densely populated beachside communities.
Layouts	Each warehouse unit has a roll-up door, and most units have 1,000 SF of space. Combined units have 2,000 SF of space and will have two roll-up doors.
Parking & Access	There are two entrances off of Lake Drive Road into the complex. There is also plenty of parking in the front with additional parking in the back.
Aesthetics	Freshly painted buildings side by side with a paved parking lot.



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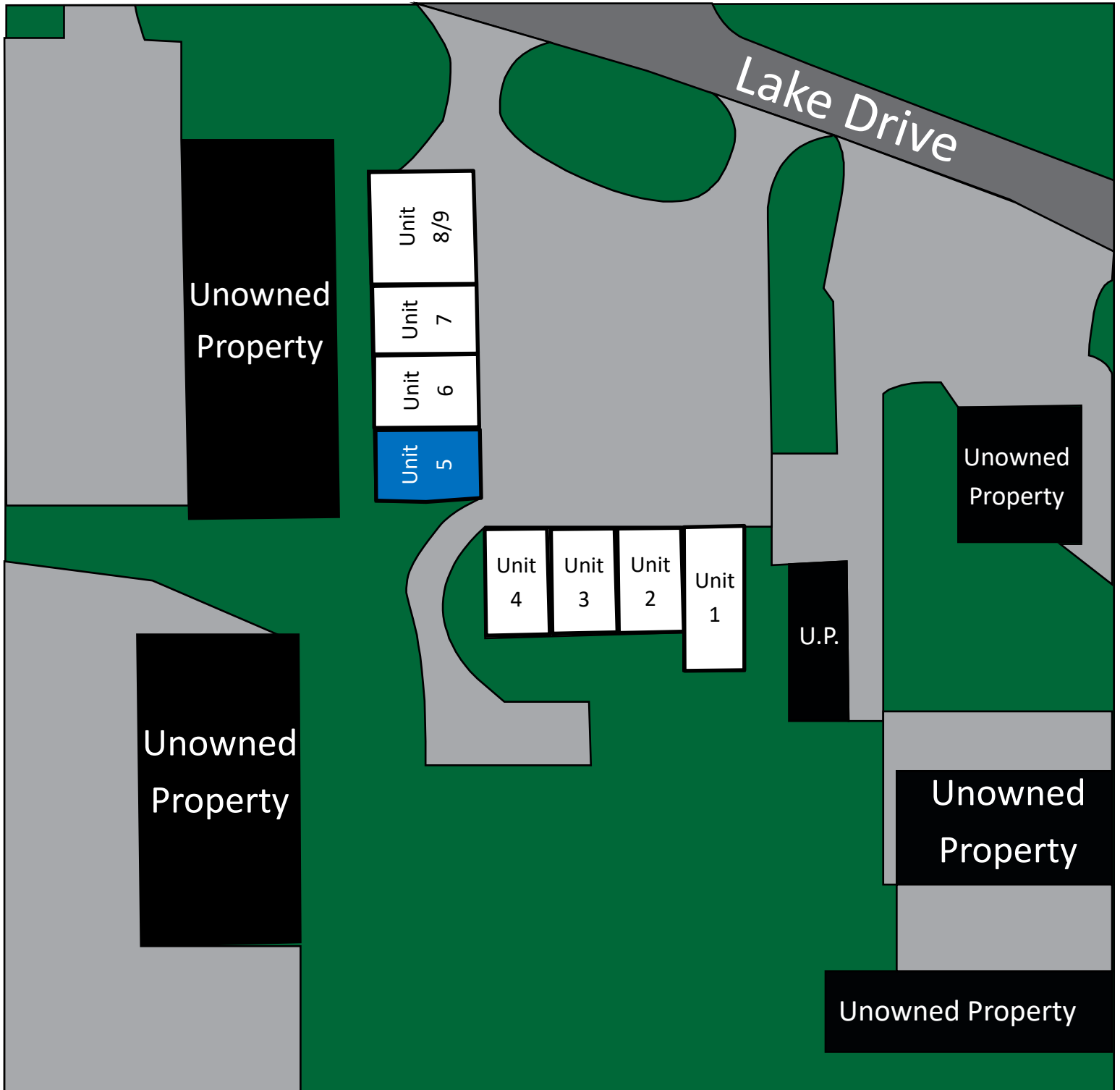
CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

Lake Drive Industrial Complex

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UNITS AVAILABLE

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UNIT	SIZE	RATE	MONTHLY RENT	OVERHEAD DOORS		UNIT DETAILS
				DRIVE IN	DOCK HEIGHT	
5	1,000 SF	\$10.00 SF/YR	\$833.33	1	0	Warehouse Space



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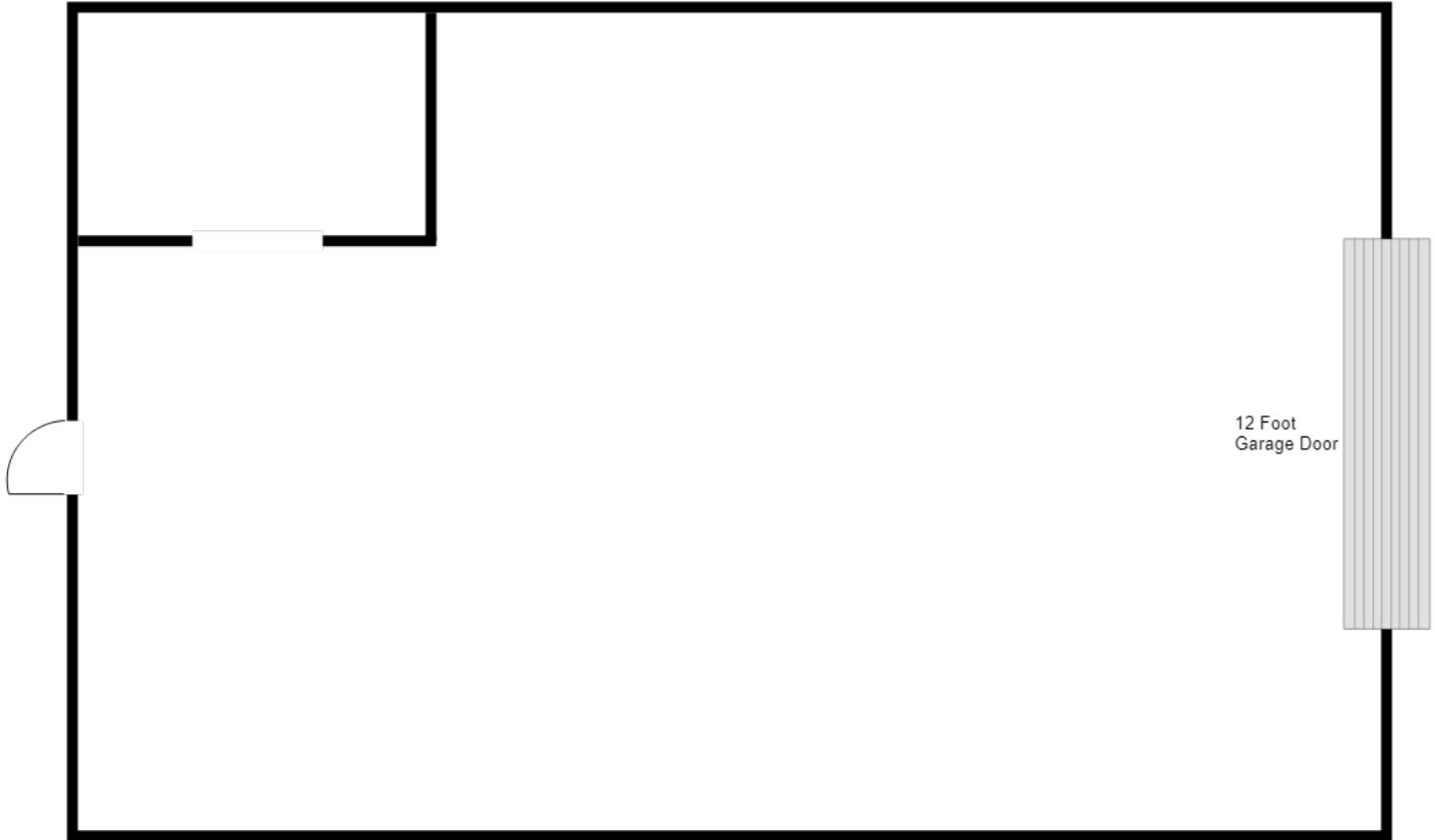
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1,000 SF



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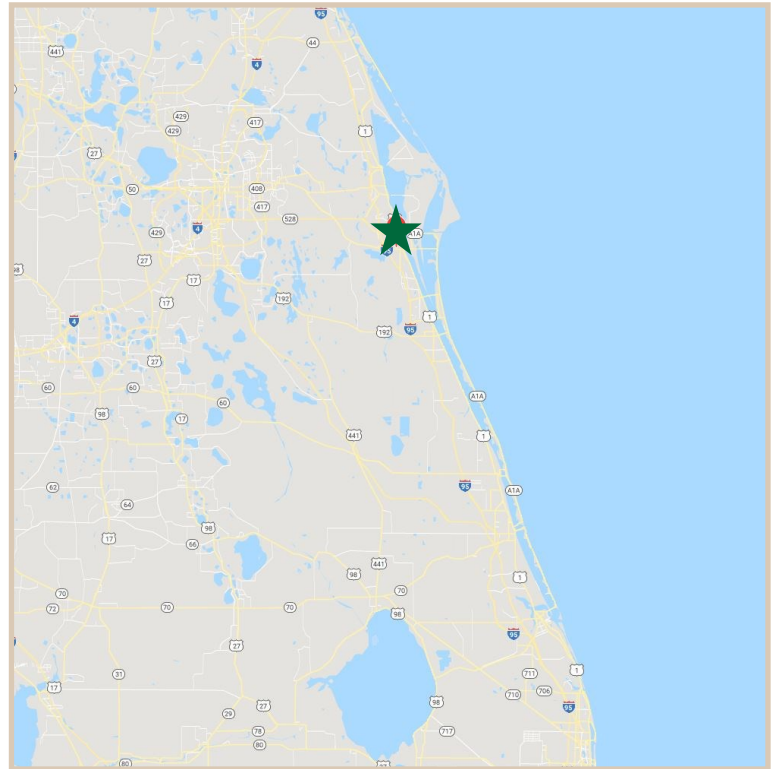
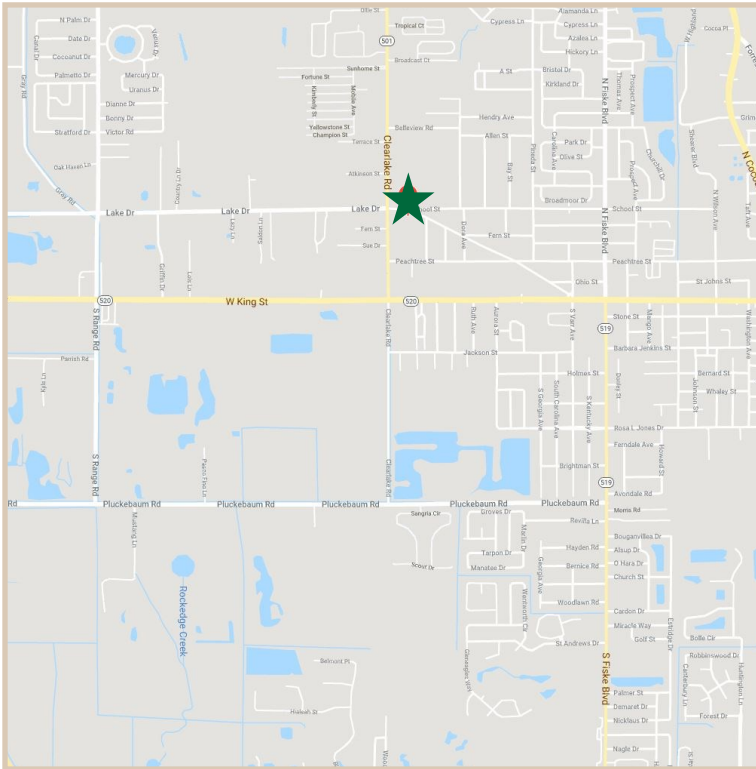
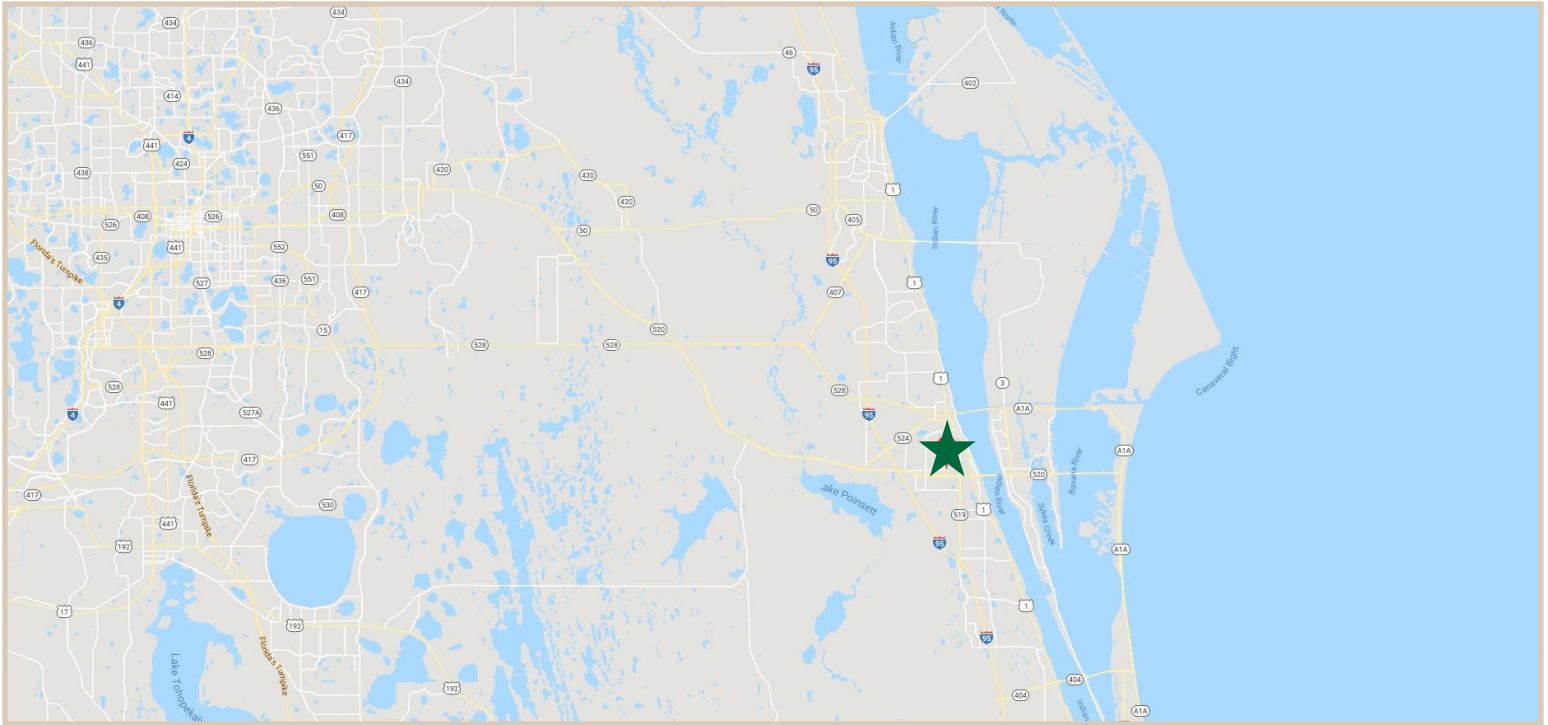
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LOCATION MAPS

Lake Drive Industrial Complex

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1963
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SIGNAGE

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ADDITIONAL PHOTOS

Lake Drive Industrial Complex

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