

**FOR LEASE**



**±44,220 SF on 8 Acres  
Manufacturing Space and  
Outdoor Storage Facility**



**1060 COX ROAD COCOA,  
FLORIDA 32926**

**FOR INFO CONTACT:**

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# 1060 Cox Road Cocoa, Florida

## ±44,220 SF on ±8 Acres

### HIGHLIGHTS | FOR LEASE

Warehouse ..... +/-39,000 SF

Office Space ..... +/-5,000 SF

Clear Height ..... +/-22'

Power ..... 3 Phase 480V 2,000a

Zoning ..... Light Industrial

Lease Type ..... NNN

Grade Level Doors ..... #18

**CALL FOR PRICING**

### SUMMARY

This 8 acre three parcel facility includes an 80' clear span 34,480 square foot warehouse equipped with 3 phase power, 22' clear height, and multiple large 16' grade level bay doors. As well as 4,700 square foot of office space and another 1,500 square foot mobile home that is perfect for onsite security, office space, etc.

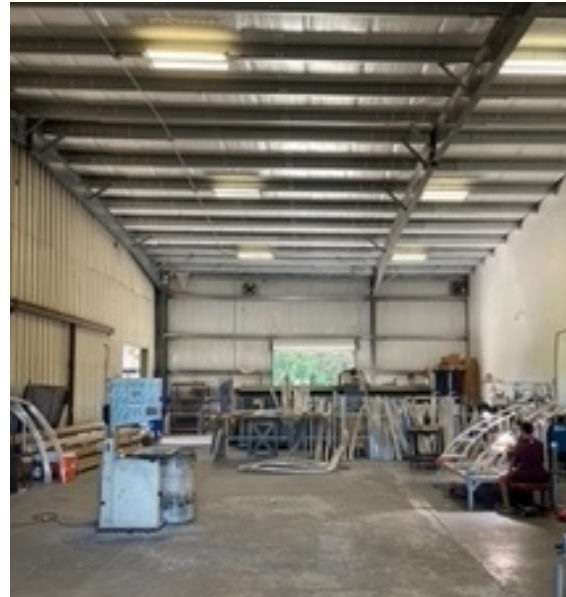
Adjacent to the first building is the half acre lot that is equipped with 5,040 square foot mixed use unit that holds office and manufacturing capabilities. This unit contains 600amp 480v 3 phase power with a 12' clear height and 4 10x10 grade level overhead doors, and 2.44 acre fenced in vacant yard space currently used for storage.

### SITE OVERVIEW



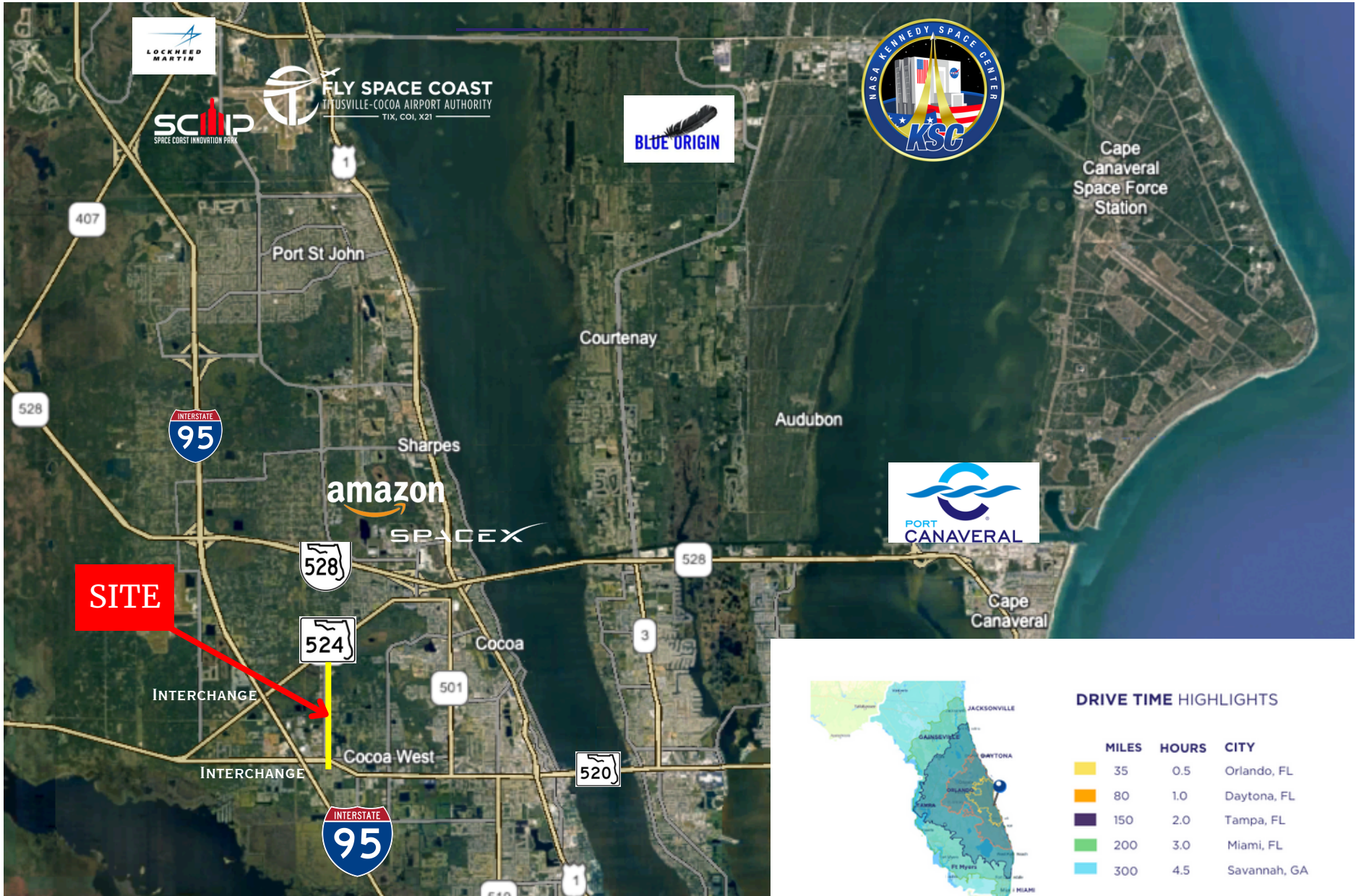


# PROPERTY PHOTOS





# LOCATION OVERVIEW



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