

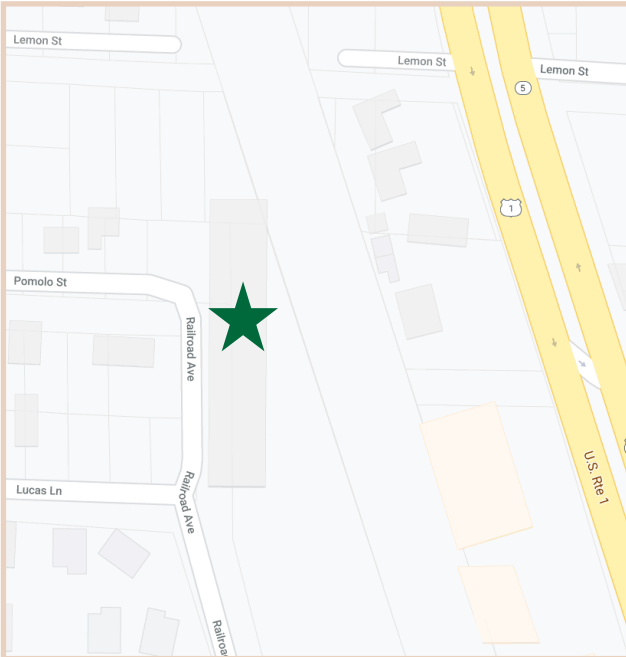
FOR SALE

Railroad Avenue Warehouse Complex

440 Railroad Avenue West, Cocoa, Florida 32922

PROPERTY FACTS

Building Area:	+/- 19,968 Sq. Ft.
Parcel Size	1.4 Acres
Electrical	Three Phase Power
Utilities	City Water & Sewer
Zoning	CW (Wholesale Commerce)
Year Built:	1963
Ceiling Height	18 feet to 20 feet
Construction:	Concrete Block
Roof:	Steel Joist Structure & Built up Modified Bitumen Membrane
Ceiling	Insulated
Flooring	Concrete
Offices	Two (2) interior Offices (448 Square Feet)
Access Doors	(2) Loading Docks (9) 12' to 16' Overhead Doors
Lease Type:	Modified Gross



PROPERTY HIGHLIGHTS

Price

\$2,795,000.00

Overhead Doors & Access

Given the amount of Overhead Doors here at the Complex, deliveries and pick ups are effortless. Additionally you have a railway spur that gives you access to FEC Railway.

Location

Near 520 providing direct Access to Orlando and the densely populated beachside communities.

Parking & Fenced Area

There is a Large Fenced Area on the south side of the building. Inside the fenced area there are areas to park as well as a half circle driveway. This gives Semis easy access to the loading docks and for easy entry/exits.



CHARLES A. VON STEIN, INC.

*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

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

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

SITE PLAN

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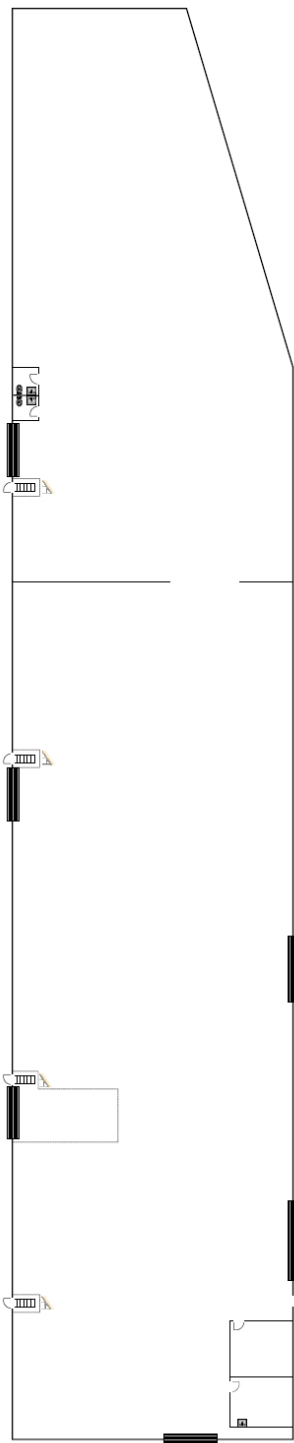
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FLOOR PLAN

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Aerial

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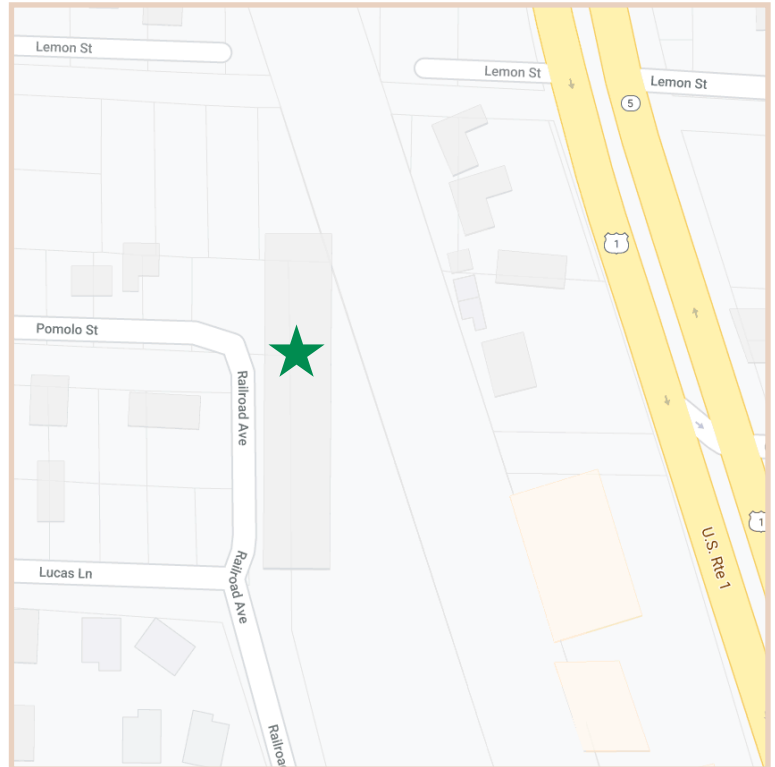
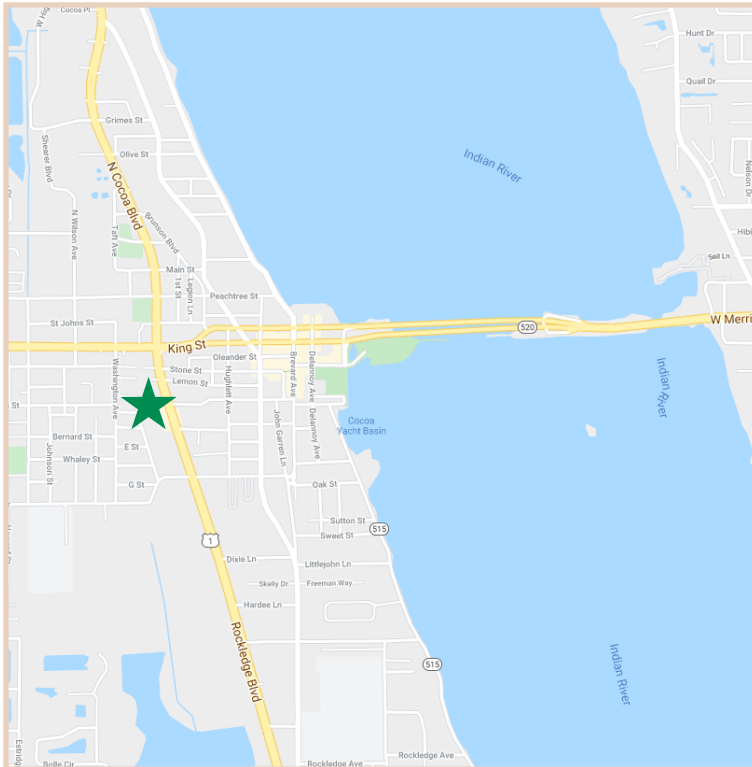
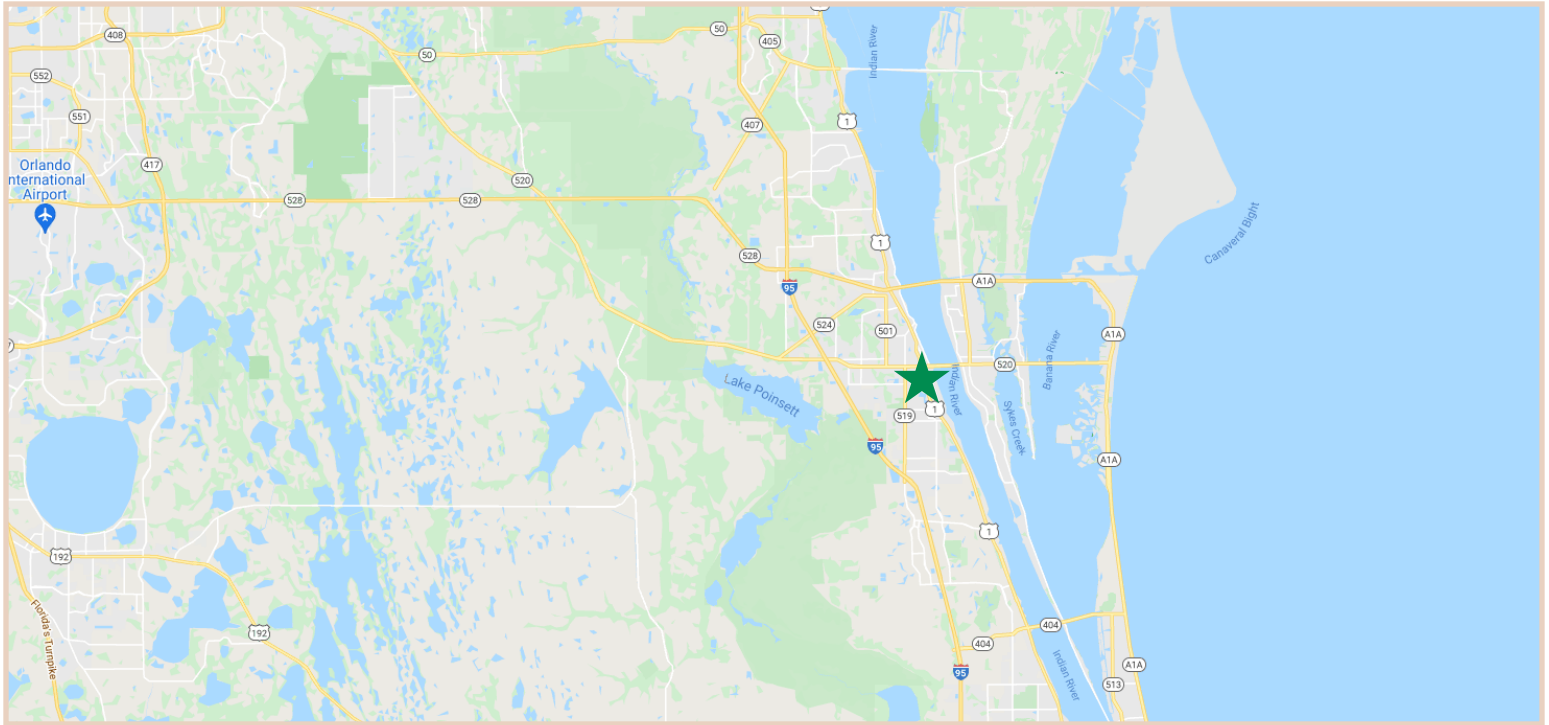
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LOCATION MAPS

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ADDITIONAL PHOTOS

Railroad Avenue Warehouse Complex

440 West Railroad Avenue, Cocoa, Florida 32922



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