

# Vacant Industrial Land In Heart Of Brevard County

Grissom Parkway, Cocoa, FL 32926

**Centrally Located / Frontage on Grissom Parkway / M-2 Industrial Zoning**



## OFFERING SUMMARY

**Sale Price:** \$5,350,000

**Acreage:** 16.49 Acres

**Zoning:** City of Cocoa  
Manufacturing and  
Industrial (M-2)

**Future Land Use:** Industrial

## PROPERTY OVERVIEW

Sale Includes Three Parcels. Total of +/- 16.49 Acres  
1,234' +/- Total Frontage on Grissom Parkway. Maximum Depth 816' +/-

Parcel ID# 24-35-12-00-782: 649' +/- Grissom. Depth 272' to 355' +/- (est. 4.81 Acres)  
Parcel ID# 24-35-12-00-758: 592' +/- Grissom. Depth 338' to 355' +/- (est. 4.73 Acres)  
Parcel ID# 24-35-12-00-755: est. 670' x 460' (est. 6.95 Acres). 3.50 Acre +/-  
Conservation Easement

Traffic Count Approximately 10,700 VPD on Grissom Parkway  
Utilities: City of Cocoa Water/Sewer, Natural Gas, FPL Electric  
2025 Property Taxes: \$21,678.00

## LOCATION OVERVIEW

Strategically positioned just off of SR 528 (Beachline Expressway), an immediate connector between Port Canaveral, US1, Interstate 95 and Orlando. Surrounding employers include Amazon, FedEx, SpaceX, Blue Origin and Cape Canaveral Space Force Station. Approximately 12-min drive to Port Canaveral. 20-min drive to Kennedy Space Center. 35-min drive to Orlando International Airport.



**Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR**

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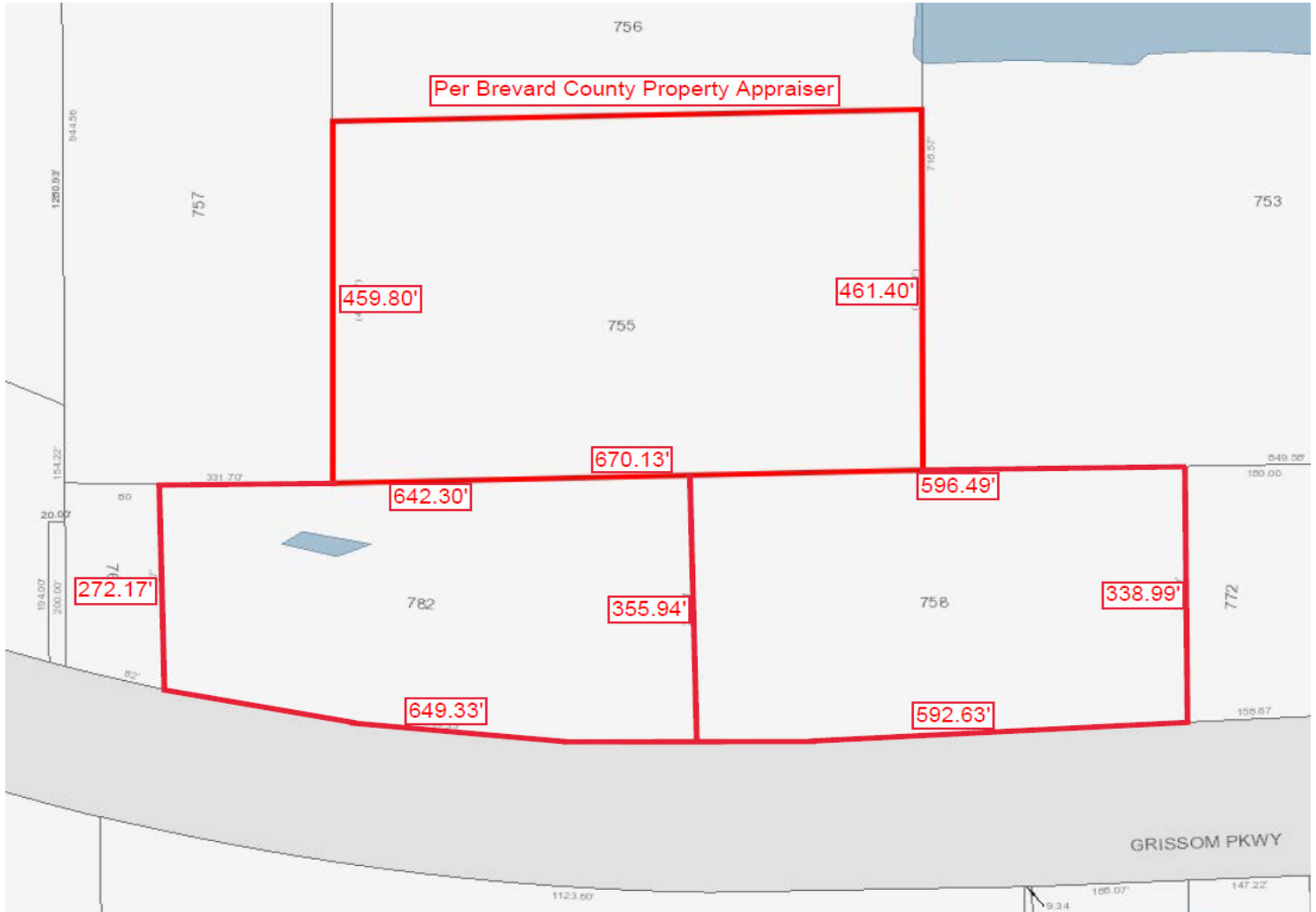
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

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Brevard County Property Appraiser



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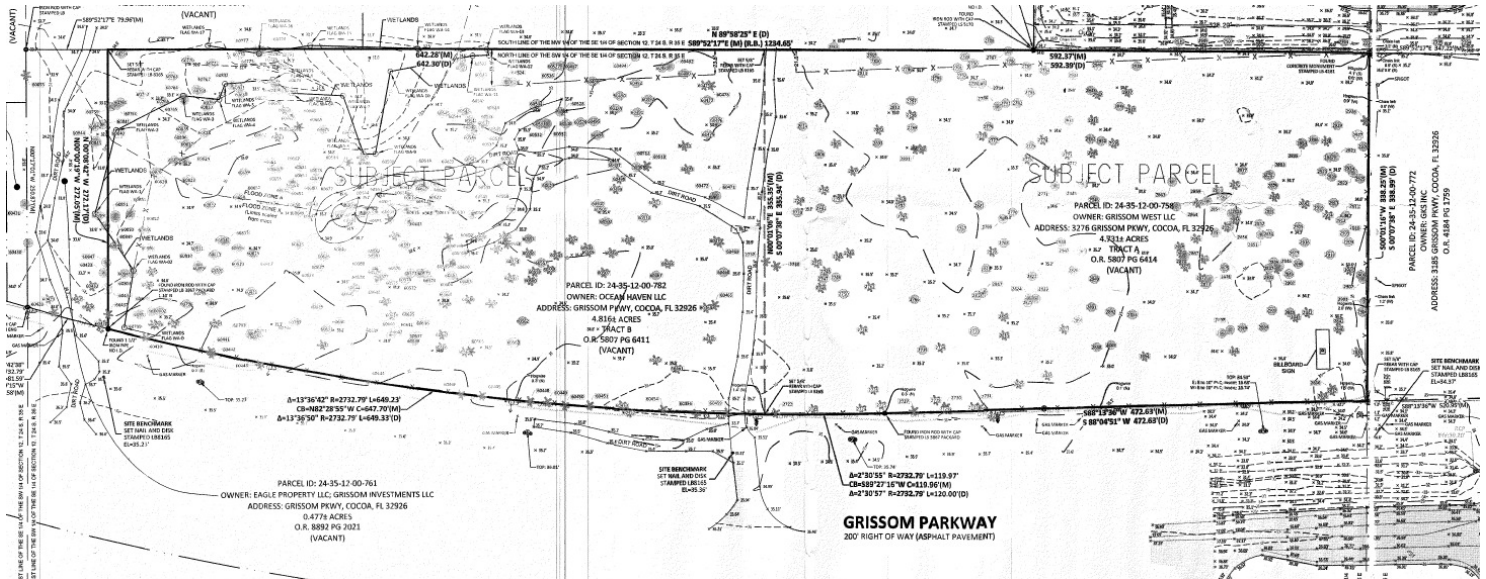
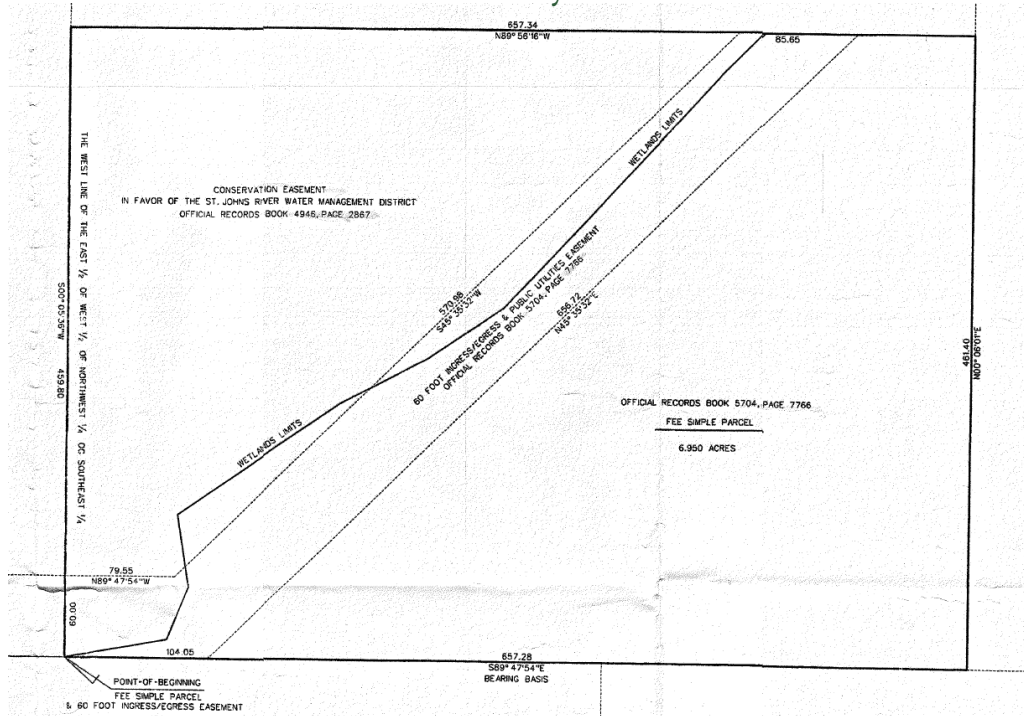
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### Surveys



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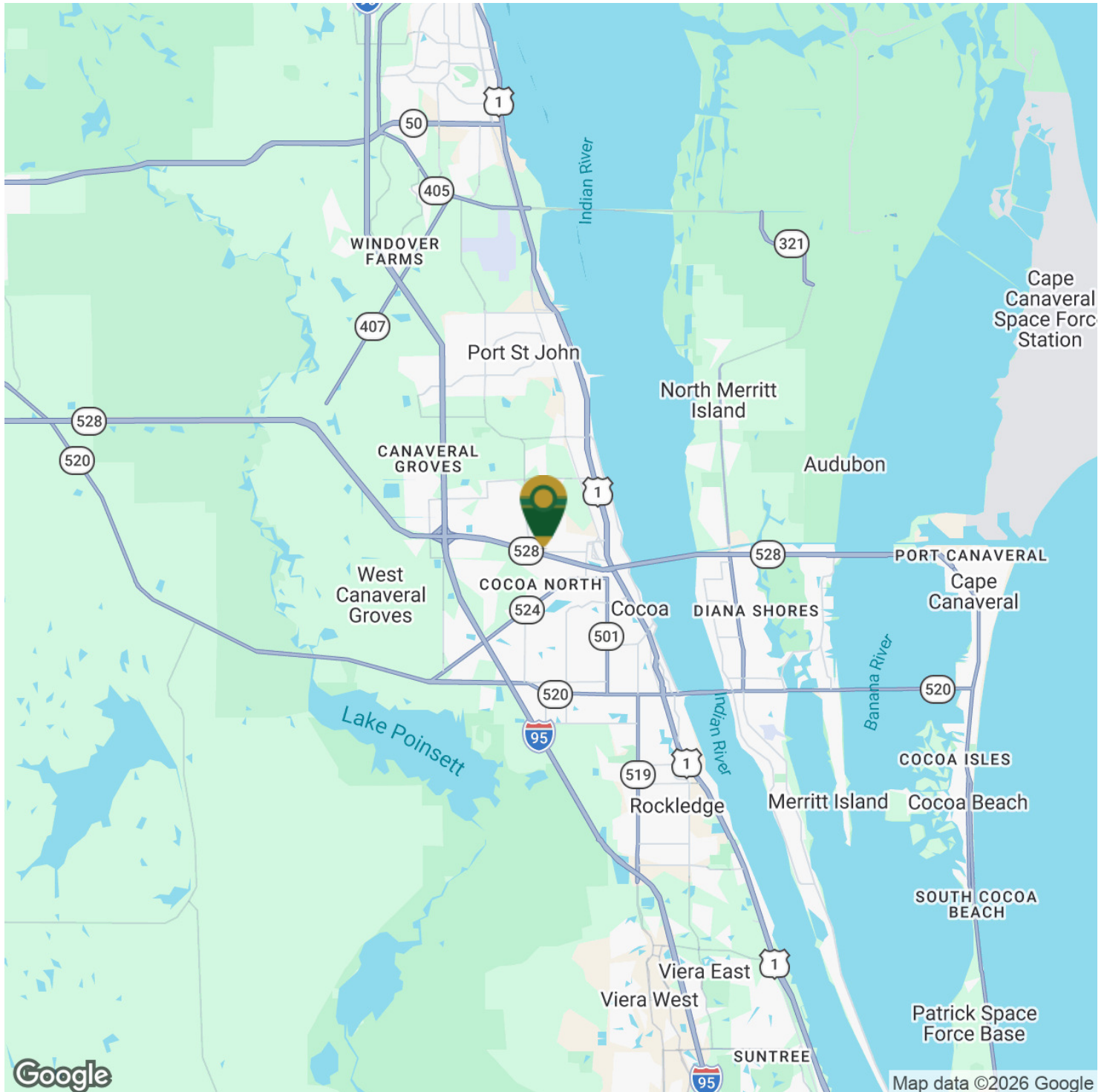
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## Location Map



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