

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

PROPERTY OVERVIEW

Sale Includes Three Parcels. Total of +/- 16.49 Acres

1,234' +/- Total Frontage on Grissom Parkway. Maximum Depth 816' +/-

Acreage:

16.49 Acres

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

Zoning:

City of Cocoa
Manufacturing and
Industrial (M-2)

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

Licensed Real Estate Broker

Cell: 321.258.7556

mike@ullianrealty.com

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com

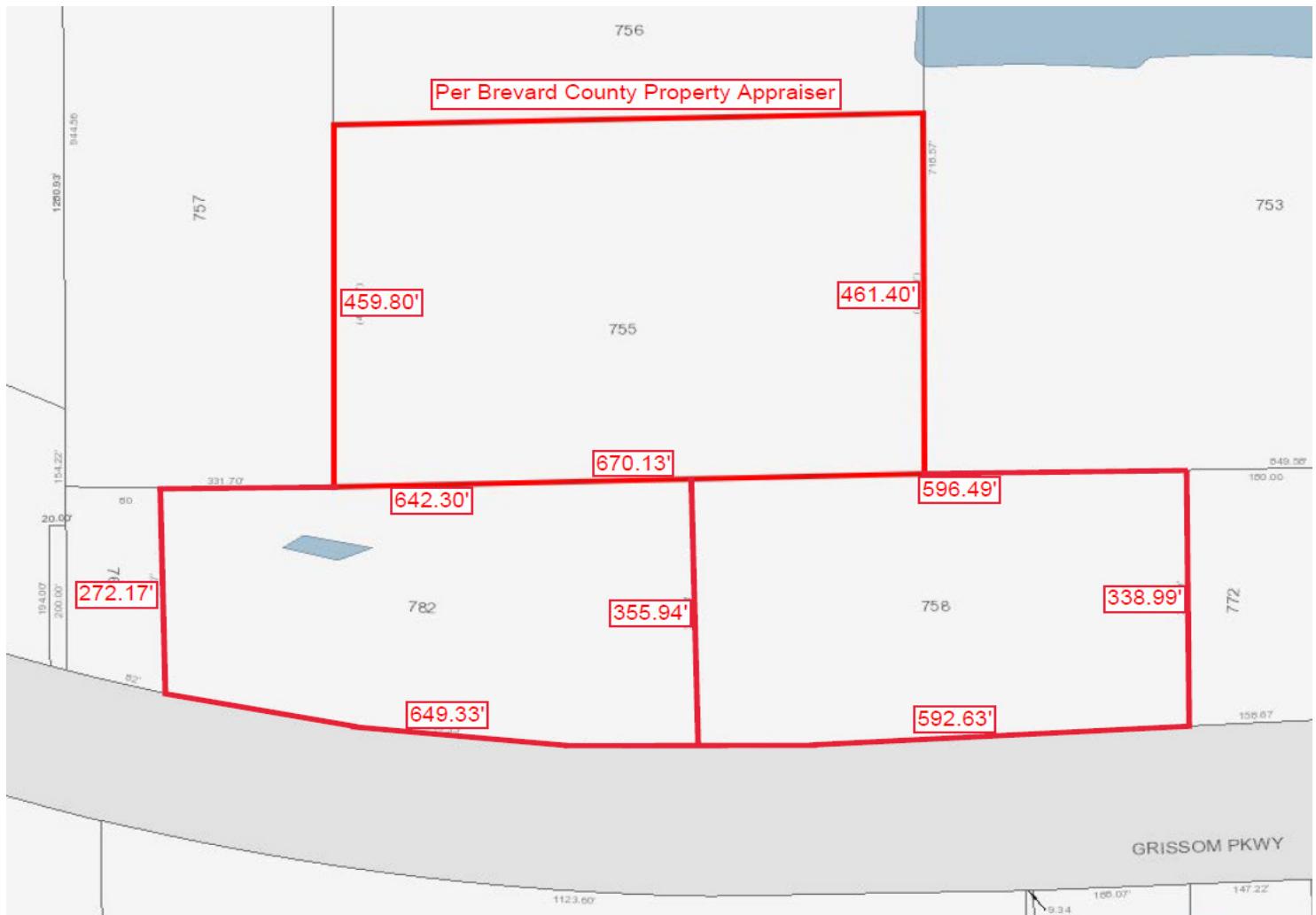


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Brevard County Property Appraiser



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

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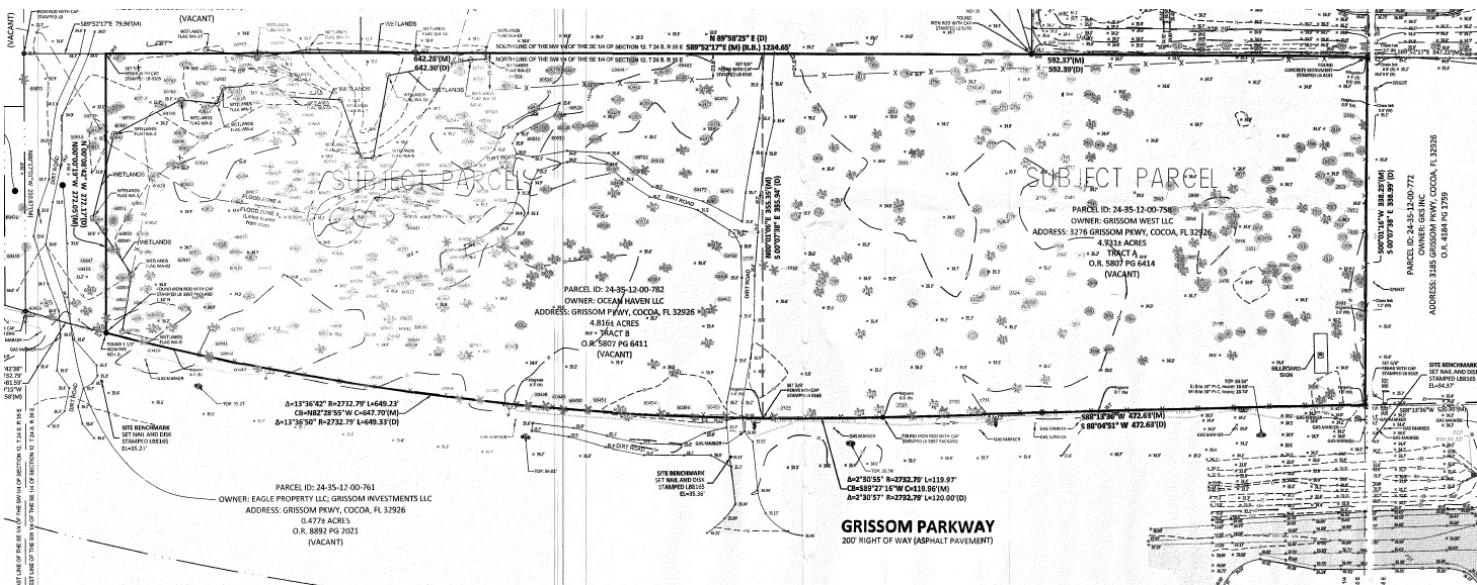
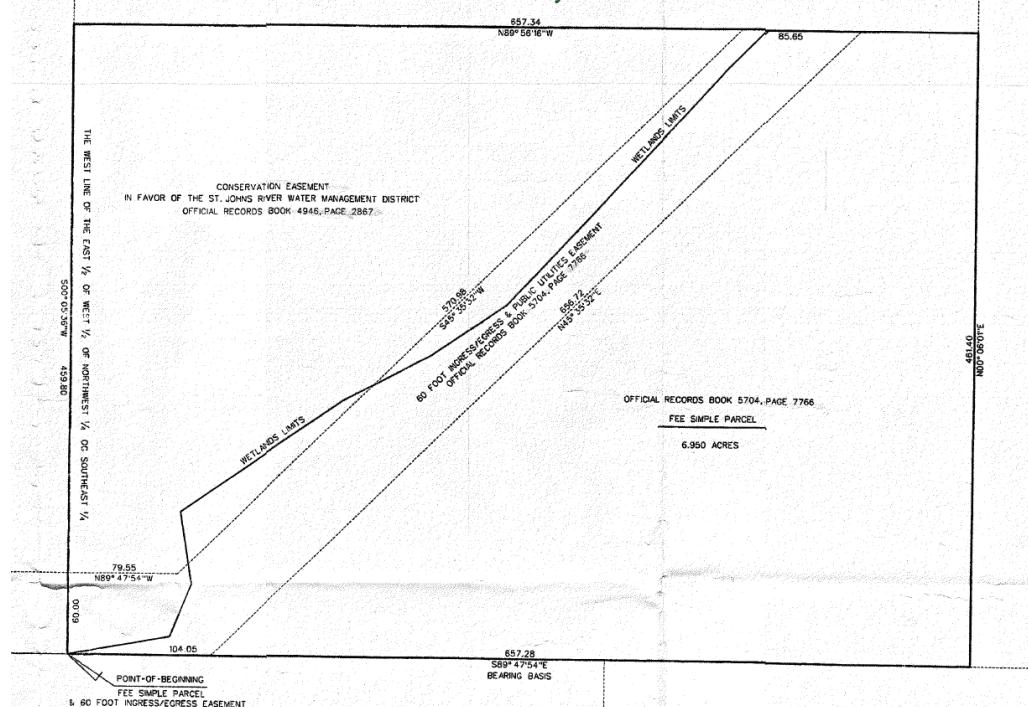
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

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Surveys



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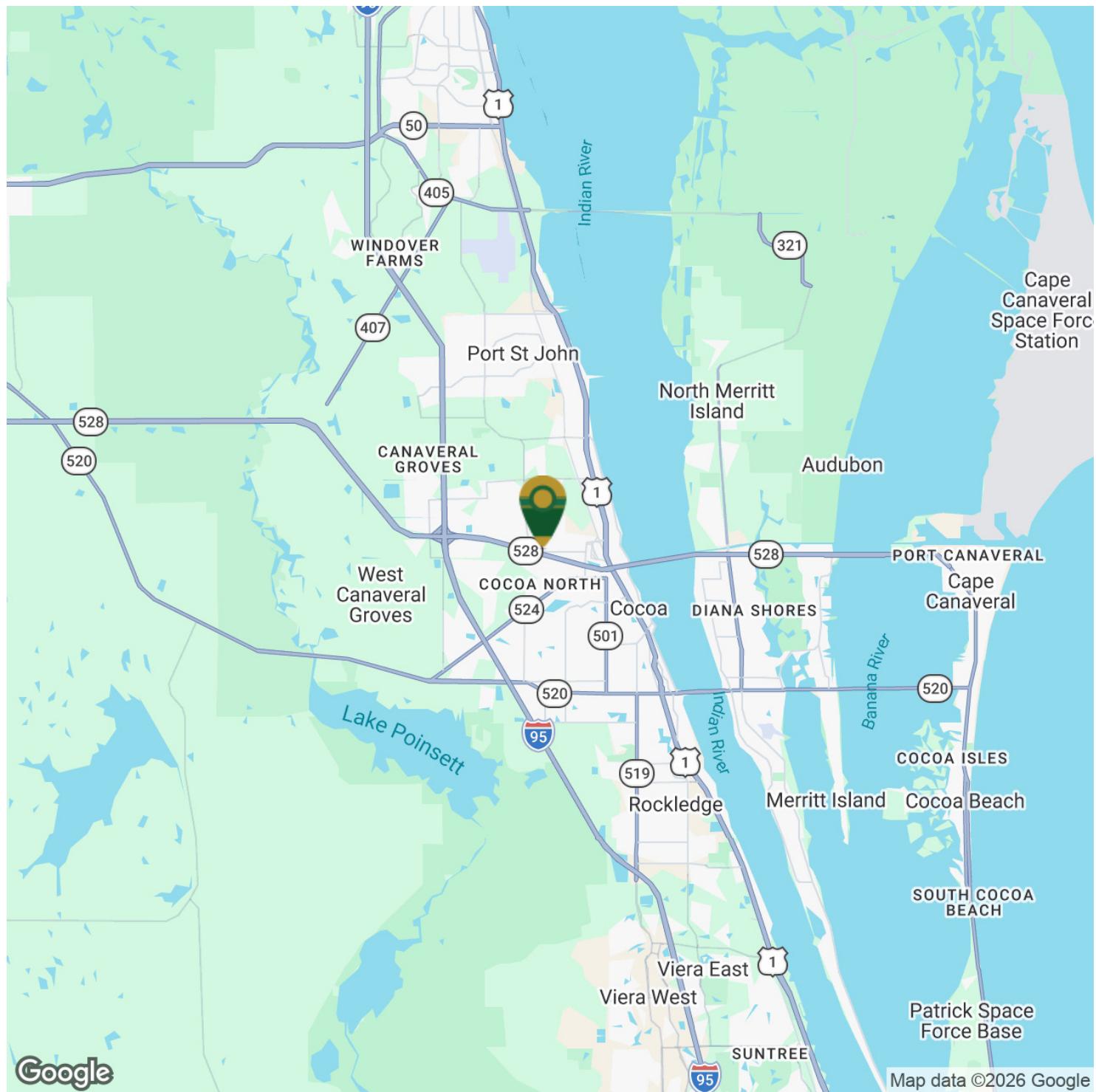


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Location Map



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