

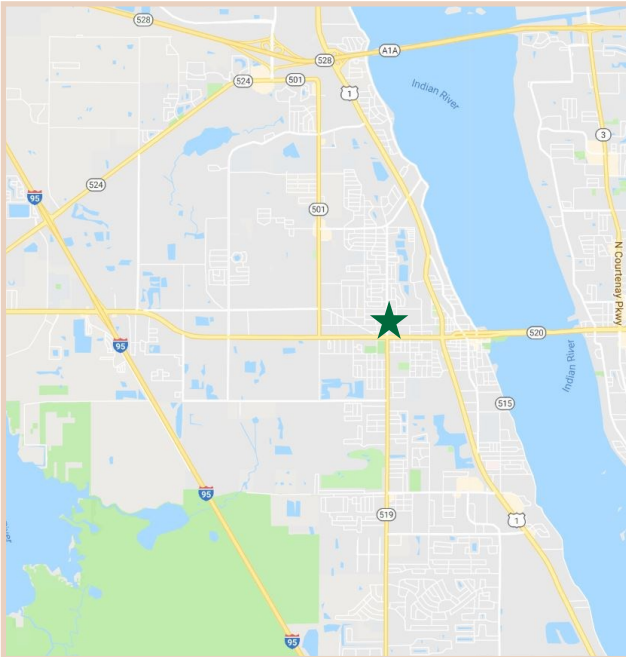
FOR LEASE

Clearlake Warehouse Complex

314-316 Clearlake Rd. Cocoa, FL

PROPERTY FACTS

Building Area:	10,000 Sq. Ft.
No. of Units:	4 Warehouse Units/Shop Units
Unit Range:	2,244 - 3,270 Sq. Ft.
Year Built:	1967
Construction:	Concrete Block Construction
Roof:	Built up Membrane and Bar Joist Rigid Roof Structure
Utilities:	City Water/Septic
Power:	3 Phase Power
Property Type	Industrial Warehouse/ Showroom
Overhead Doors	Seven Drive In/ Grade Level Overhead Doors



PROPERTY HIGHLIGHTS

Price	Great value for this newly Renovated Space.
Layouts	Multiple unit Industrial/Showroom building. Multiple Overhead Doors Conductive to a Large Variety of Uses.
Location	Adjacent to State Road 520 providing direct access to Orlando and densely populated beachside communities.
Aesthetics	The building has been renovated and repainted to have a professional look.



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908

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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UNITS FOR LEASE

100%

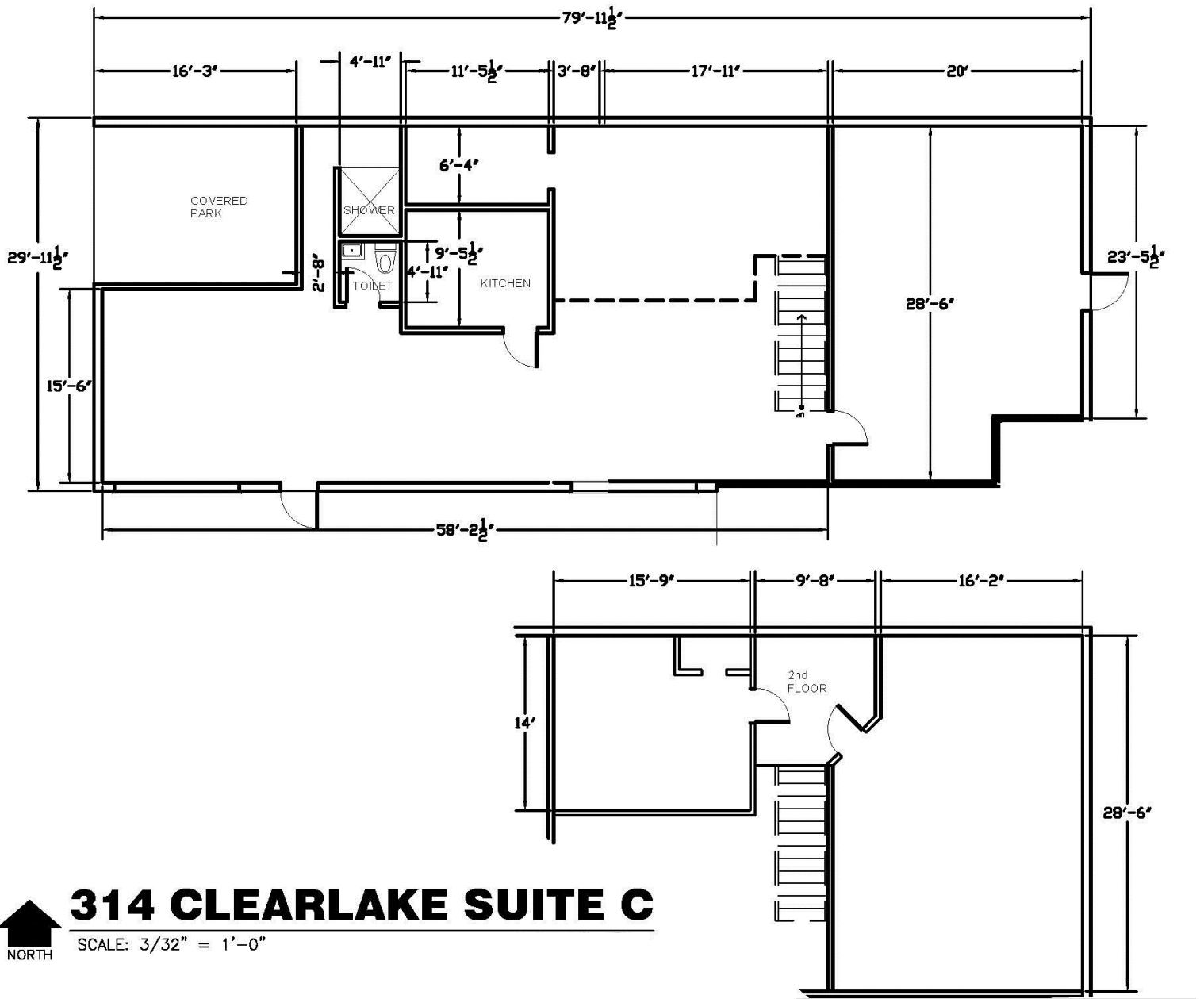
UNIT	SIZE		RATE		OVERHEAD DOORS		POWER			MAX. CEILING HEIGHT	% OFFICE SPACE	% HVAC
					DRIVE IN	DOCK HEIGHT	A	V	Ph			
C	3,270	SF	\$8.50	SF/YR	2		200	240	1	18	20	0



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314 CLEARLAKE SUITE C

SCALE: 3/32" = 1'-0"

3,270 SF



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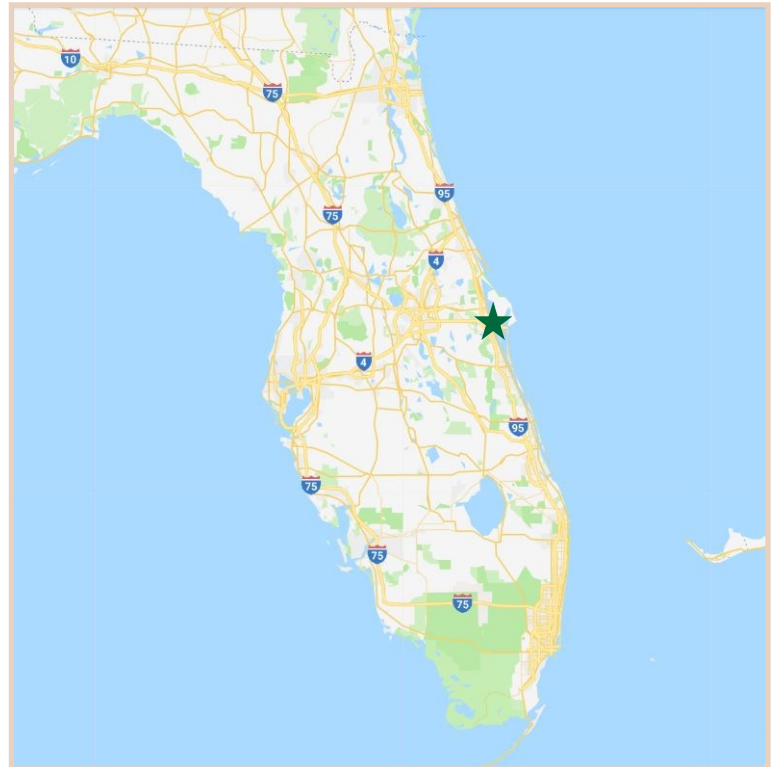
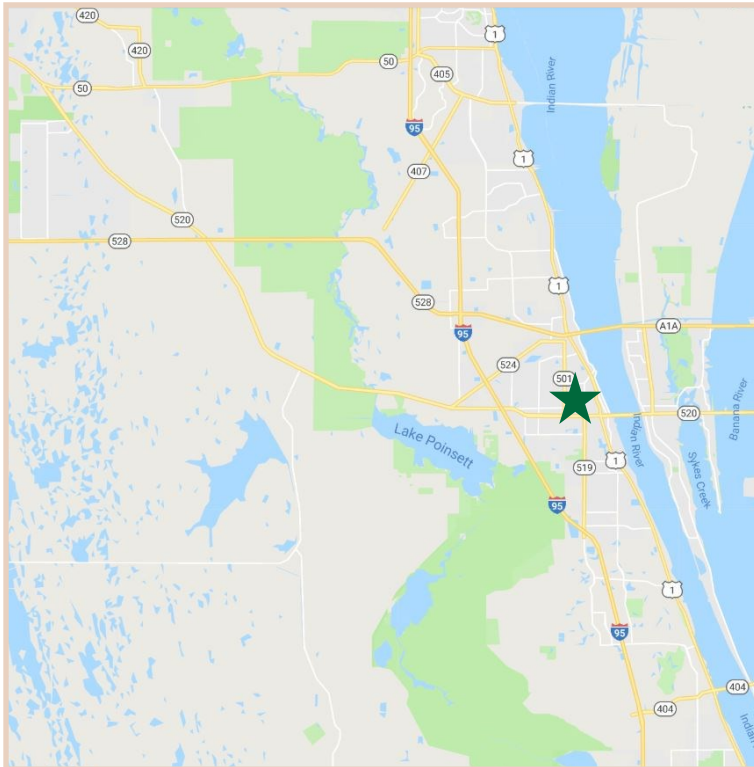
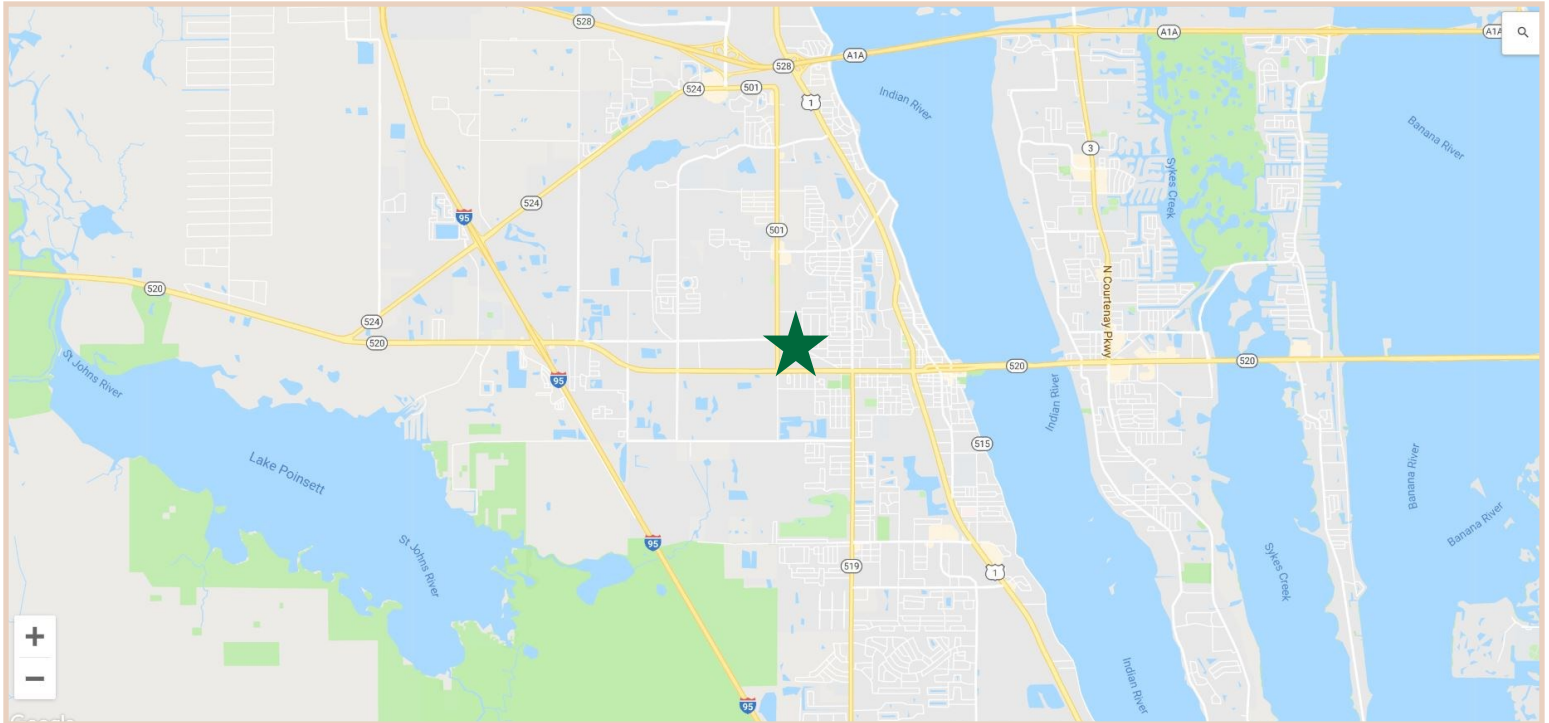
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LOCATION MAPS

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ADDITIONAL PHOTOS

Clearlake Warehouse Complex

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Q: What are the Lease Types that CAVS offer?

A: Lease Types refer to the level of service that the Landlord provides to the Tenant. All Lease Types directly influence the economics of the deal. You can find which type of lease we have on the front page of each of our brochures. Generally, we offer three types of leases:

1. *Full-Service Lease.* For the advertised price per square foot, expressed annually, the Landlord will pay for the real estate tax; various insurances including property insurance; maintenance and repairs of the common areas, structural and non-structural elements of the building(s) and building systems including HVAC systems; all capital expenditures; reasonable usage of water & sewer, electric and non-hazardous trash removal. Basically, this type of lease is perfect if you're looking for peace of mind.
2. *Modified Gross Lease.* This is our "in-between" type. Meaning, it's in-between a full-service and triple net. The Landlord pays for the maintenance and repairs to the common areas, various insurances for the property, and the real estate tax bill. Beyond that depends on the property and the Landlord. The Tenant could be responsible for maintaining, repairing or possibly replacing the HVAC system and all utilities.
3. *Triple Net.* In addition to paying rent, the Tenant would be responsible for paying their proportionate share of real estate taxes, insurance and common area maintenance. Most of the time, the Tenant will also be responsible for maintenance, repairs and replacements of non-structural elements of their premises as well as the systems (i.e., HVAC).

Q: What is the process of getting into a unit?

A: Great question. Please see the steps below for the typical process:

1. Give us a call and ask for a meeting to see the unit or units you believe you might be interested in.
2. Like the unit? Great! Let us know with a call or email. We'll ask you some quick and easy questions to get the lease agreement written and sent back to you along with a commercial lease application.
3. Fill out the commercial lease application and either email, fax or mail the application to us.
4. Read and Sign the Lease Agreement in triplicate making sure to get each signature witnessed. Then mail the originals over to us.
5. The First Month's Rent plus applicable sales taxes & Security Deposit (equal to the first month's rent) would then be paid. We accept cash, check, money order and credit card.
6. We send you the keys to your new unit.

Charles A. Von Stein, Inc. is a full service commercial property management, leasing and sales company specializing in multi-tenant office, retail, and industrial properties. The company has managed and leased millions of square feet of real estate over the last 50+ years. The Company has extensive experience in managing and leasing warehouse, office and retail space. Most client relationships have been long term in nature with many exceeding ten or even twenty years in duration. It has been the stability in relationships and the consistency in performance that has marked the company's growth. The Company has a strong track record of taking troubled properties and turning around the occupancy levels, physical maintenance, appearance and general organization of the entity's underlying paper and legal documentation. Today the focus of the business is the Treasure and Space Coast areas on the central east coast of Florida. Charles A. Von Stein, Inc. remains committed to excellence as it starts its next 50 years of leadership in Florida Real Estate.



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