

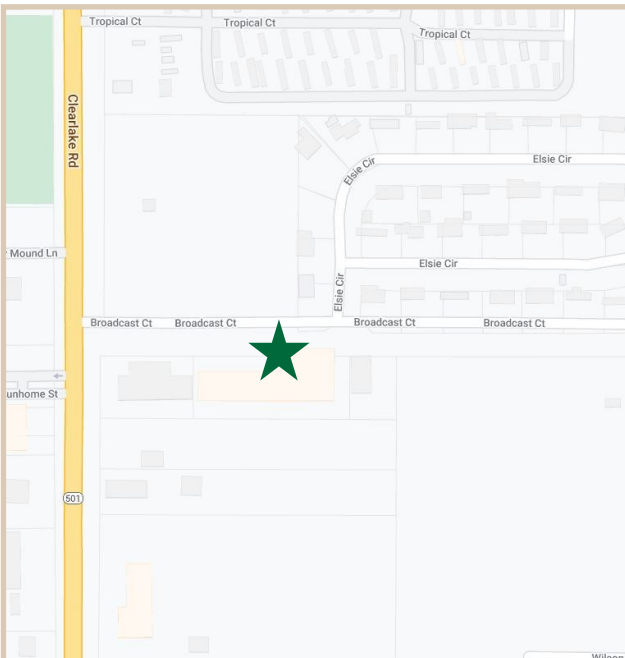
FOR LEASE

Broadcast Court Industrial Complex

2375 Broadcast Court, Cocoa, FL 32922

PROPERTY FACTS

Building Area:	21,290 Sq. Ft.
Construction Type:	Enamel Steel & Masonry
Year Built:	1964
Traffic Count:	19,400 ADT
Roof:	Metal Roof
Zoning:	Industrial Light
Lease Type:	Modified Gross



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Location	Conveniently located near 520 and 528, providing direct access to Orlando and densely populated beachside Communities. Directly south of Eastern State College, University of Central Florida, and Florida Solar Energy.
Frontage:	This Property has 324.7 feet of frontage.



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

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Siteplan

Broadcast Court Industrial Complex

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Broadcast Court

Unit 101

Unit
121

Unit
116

Unit 111

Unit 106



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UNITS FOR LEASE

Broadcast Court Industrial Complex

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UNIT	SIZE	RATE	OVERHEAD DOORS		POWER			MAX. CEILING HEIGHT	% OFFICE SPACE	% HVAC	Overhead Door Height
			DRIVE IN	DOCK HEIGHT	A	V	Ph				
106	6,250 SF	\$7.00 PSF/YR	3	0				11"5"	0%	0%	10 Ft



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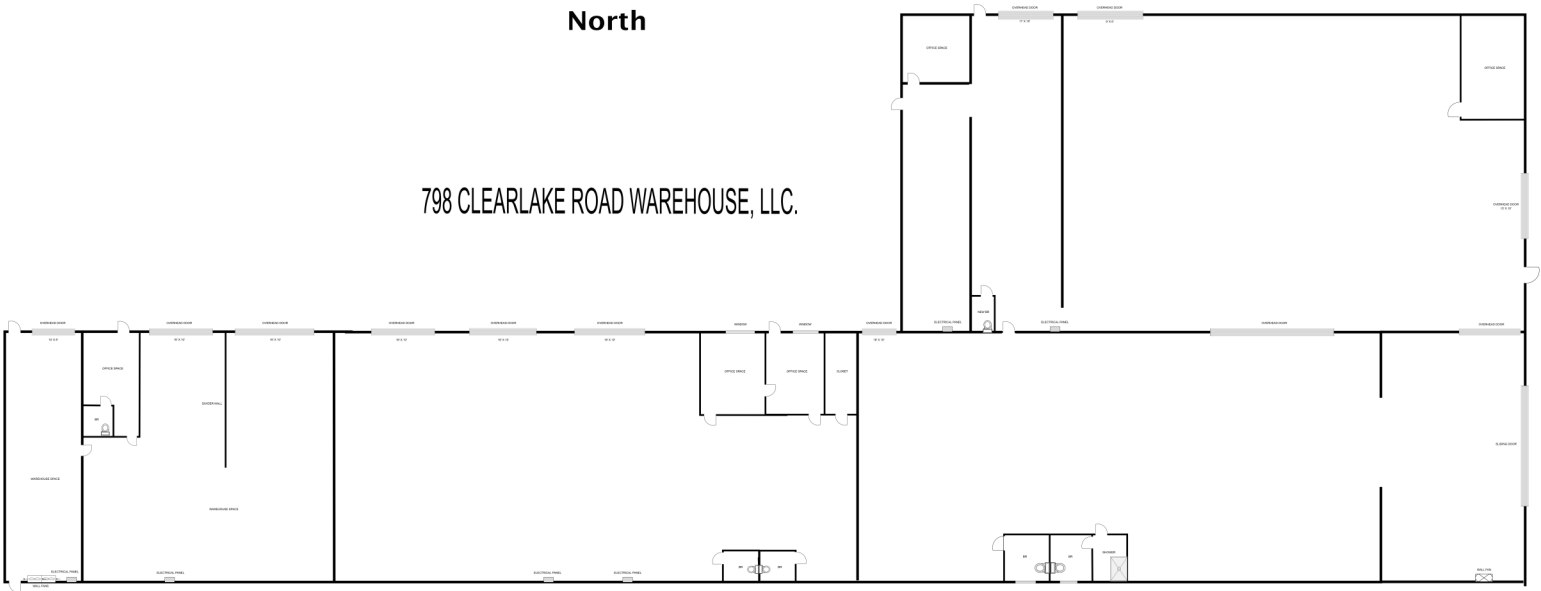
Floorplan

Broadcast Court Industrial Complex

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North

798 CLEARLAKE ROAD WAREHOUSE, LLC.



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Floorplan

Units 106

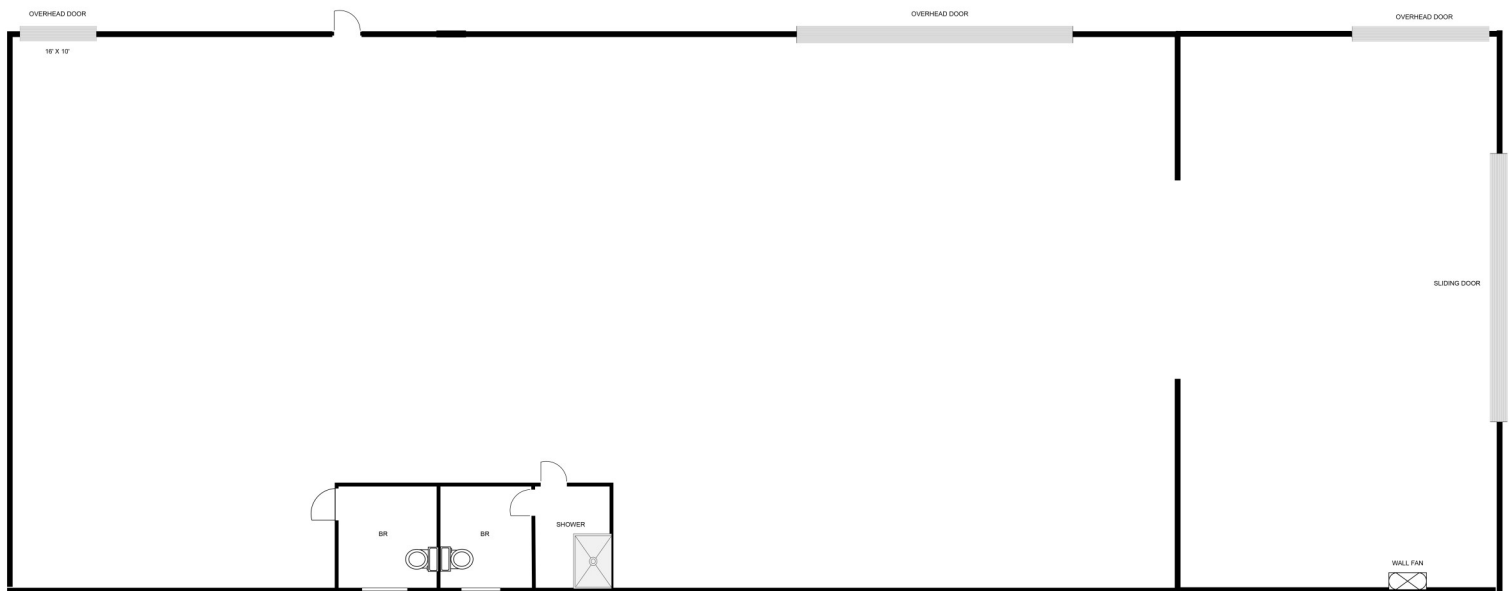
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North

798 CLEARLAKE ROAD WAREHOUSE, LLC.

Unit 106



6,250 SF



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Aerial

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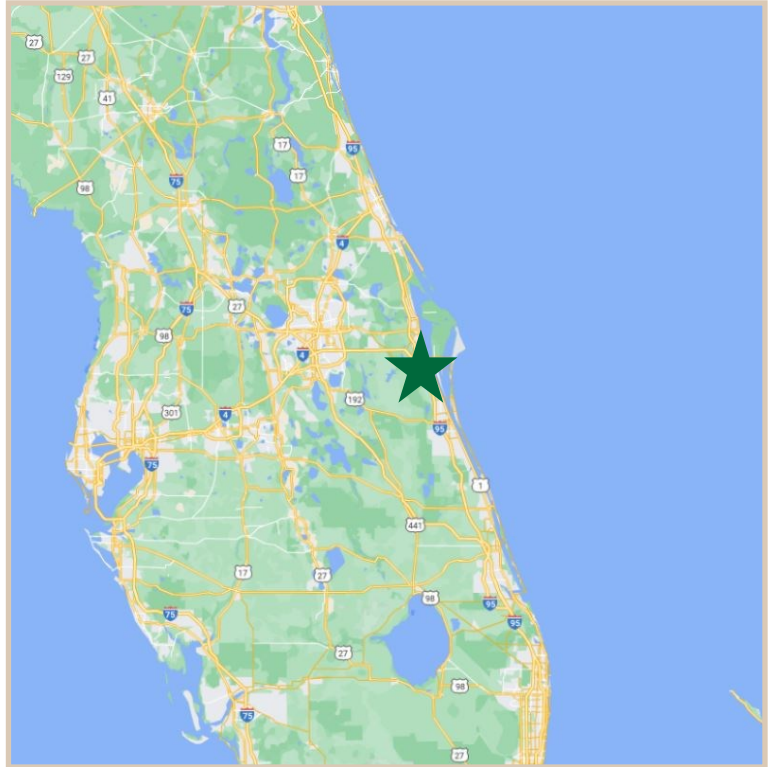
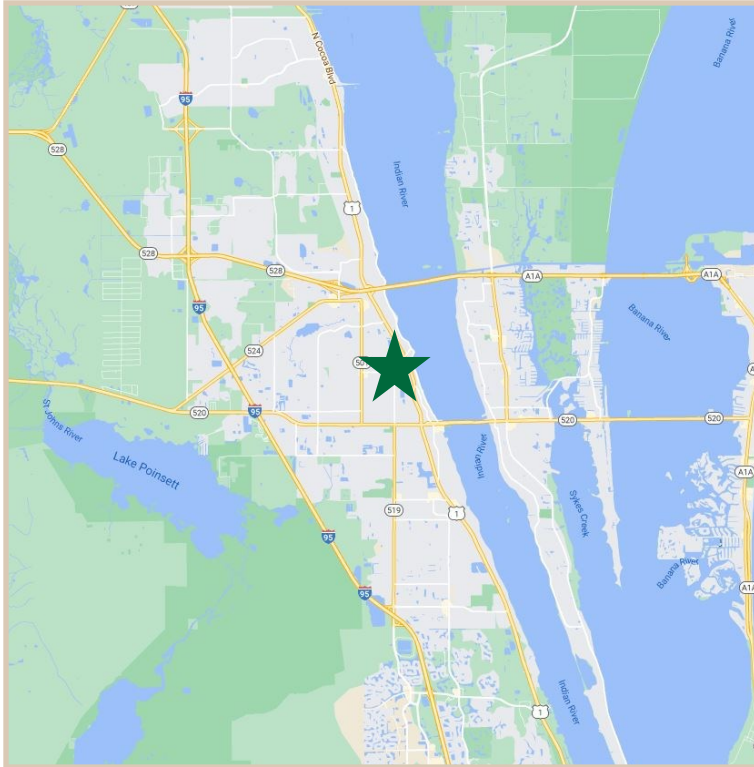
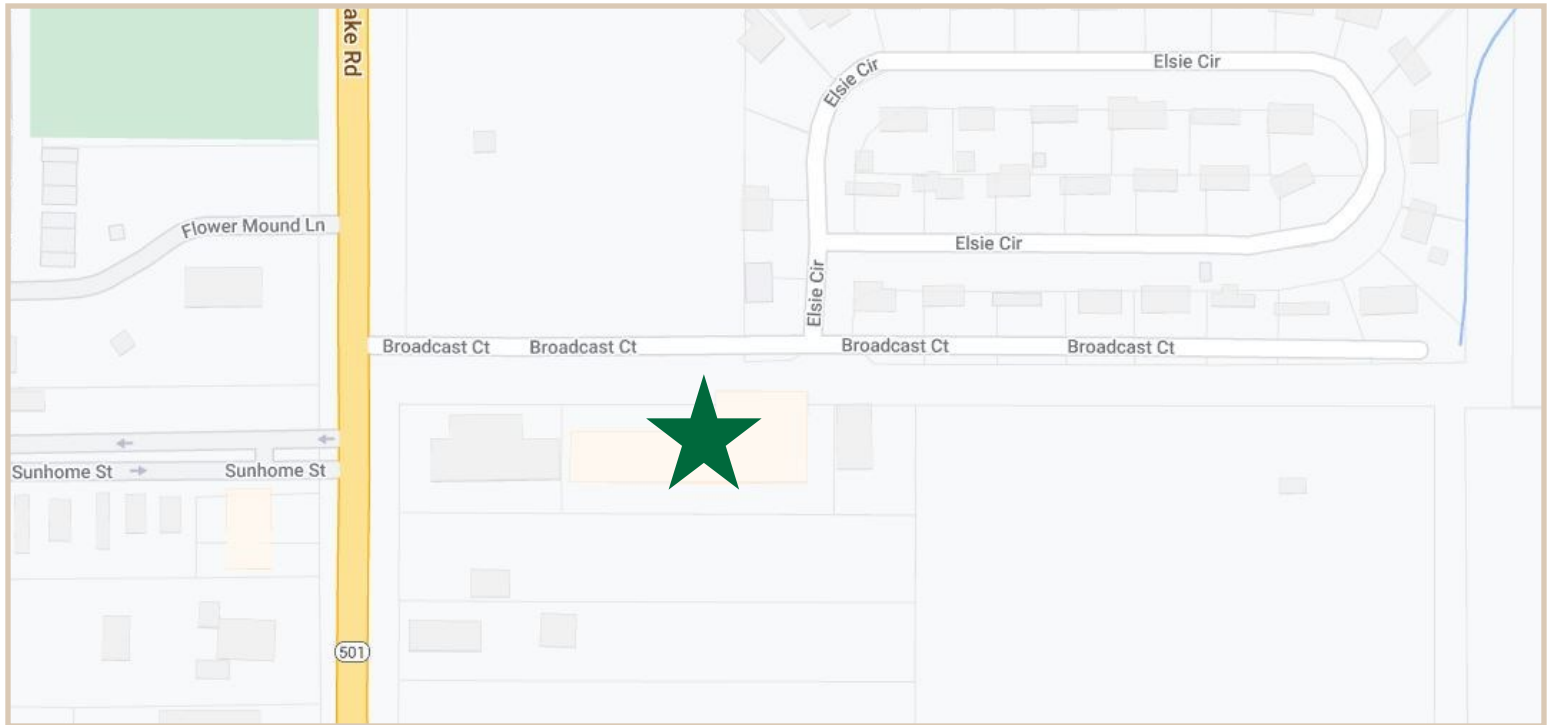
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LOCATION MAPS

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ADDITIONAL PHOTOS

Broadcast Court Industrial Complex

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