

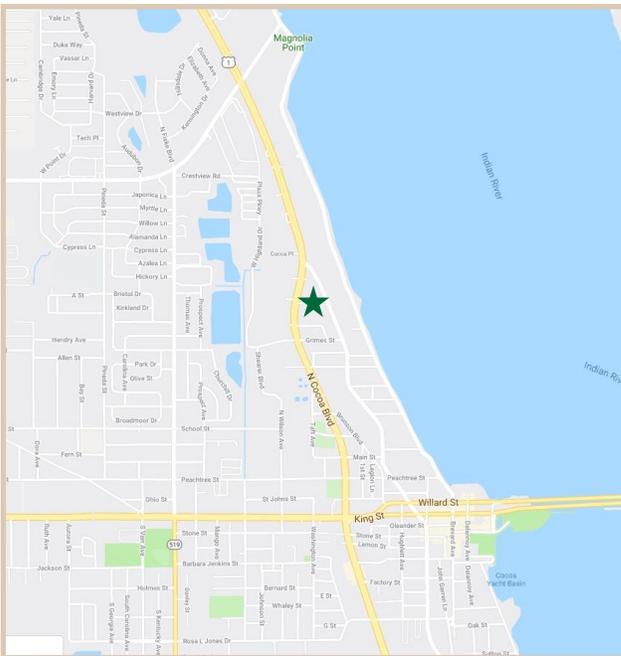
FOR LEASE

North Point

840-846 North Cocoa Blvd, Cocoa, FL 32922

PROPERTY FACTS

Building Area:	19,610 Sq. Ft.
No. of Units:	10 Retail/ Office Units
Unit Range:	1,310-2,904 Sq. Ft.
Year Built:	1983-1984
Construction:	Concrete Block and Stucco
Zoning:	CN Neighborhood Commercial
Roof	Asphalt Shingle Roof
Building Height:	Single Story
Air Conditioning	100% Central Air
Utilities	City Water/ Sewer



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Target Market Variability	Located on U.S. Highway one and additional access via Forrest Avenue. Close to SR 520 causeway and 2.4 miles south of SR 528 (beachline).
Layout	Each unit at North Point is treated with big storefront windows and open designs perfect for office space.
Parking & Access	Plenty of parking in front of each unit and additional parking between the two buildings. Located on U.S. Highway one and additional access via Forrest Avenue. close to SR 520 causeway and 2.4 miles south of SR 528 (beachline).



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Vero Beach, FL 32962
www.vscrc.com

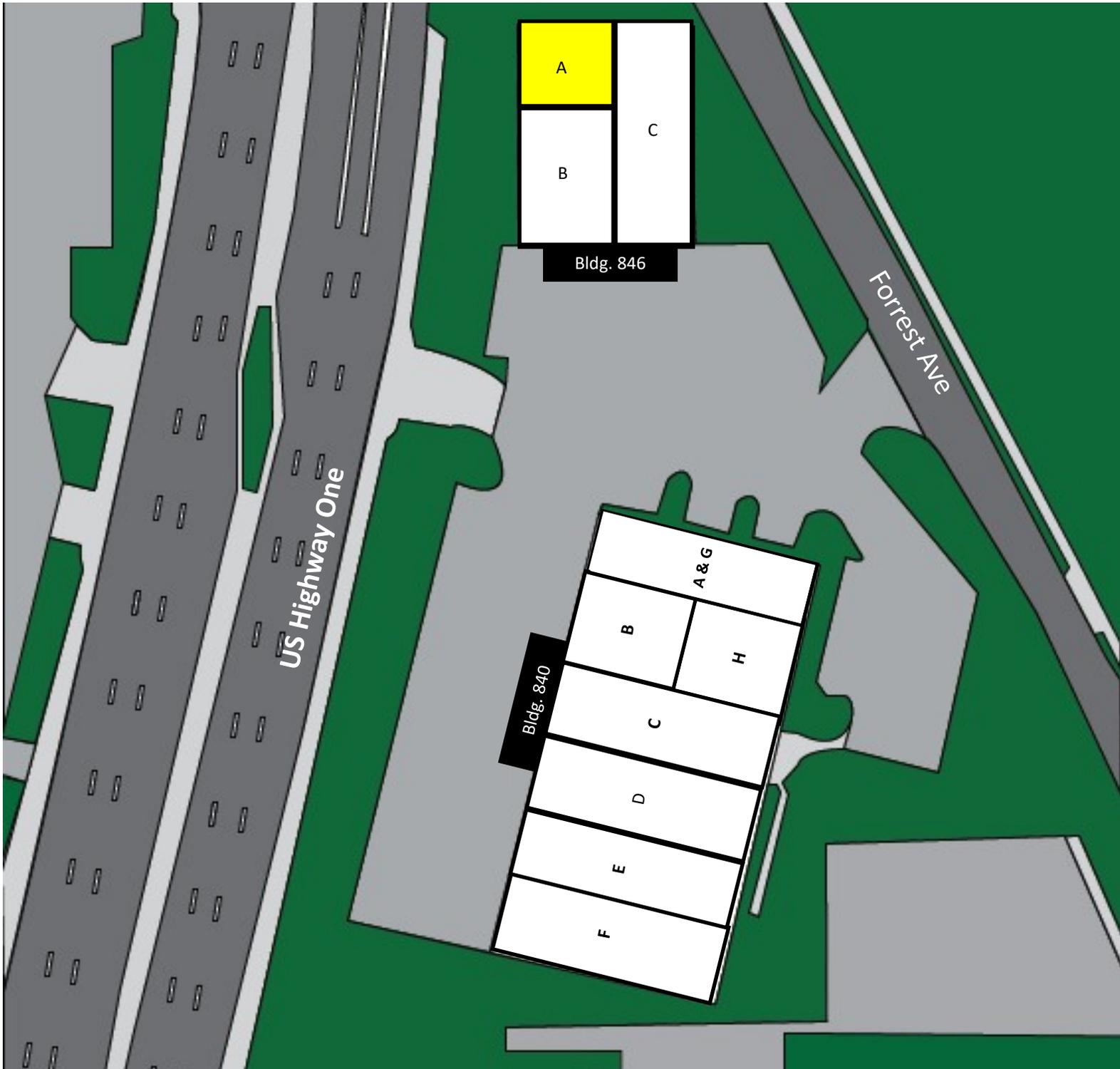
CONTACT INFO:

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

SITE PLAN

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UNITS COMING AVAILABLE

Bldg. 846

North Point

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				Date Available
				WATER	ELECTRIC	TRASH	CABLE	
A	800 SF	\$18.00 / YR	\$1,200.00	Yes	No	Yes	No	August 1, 2026



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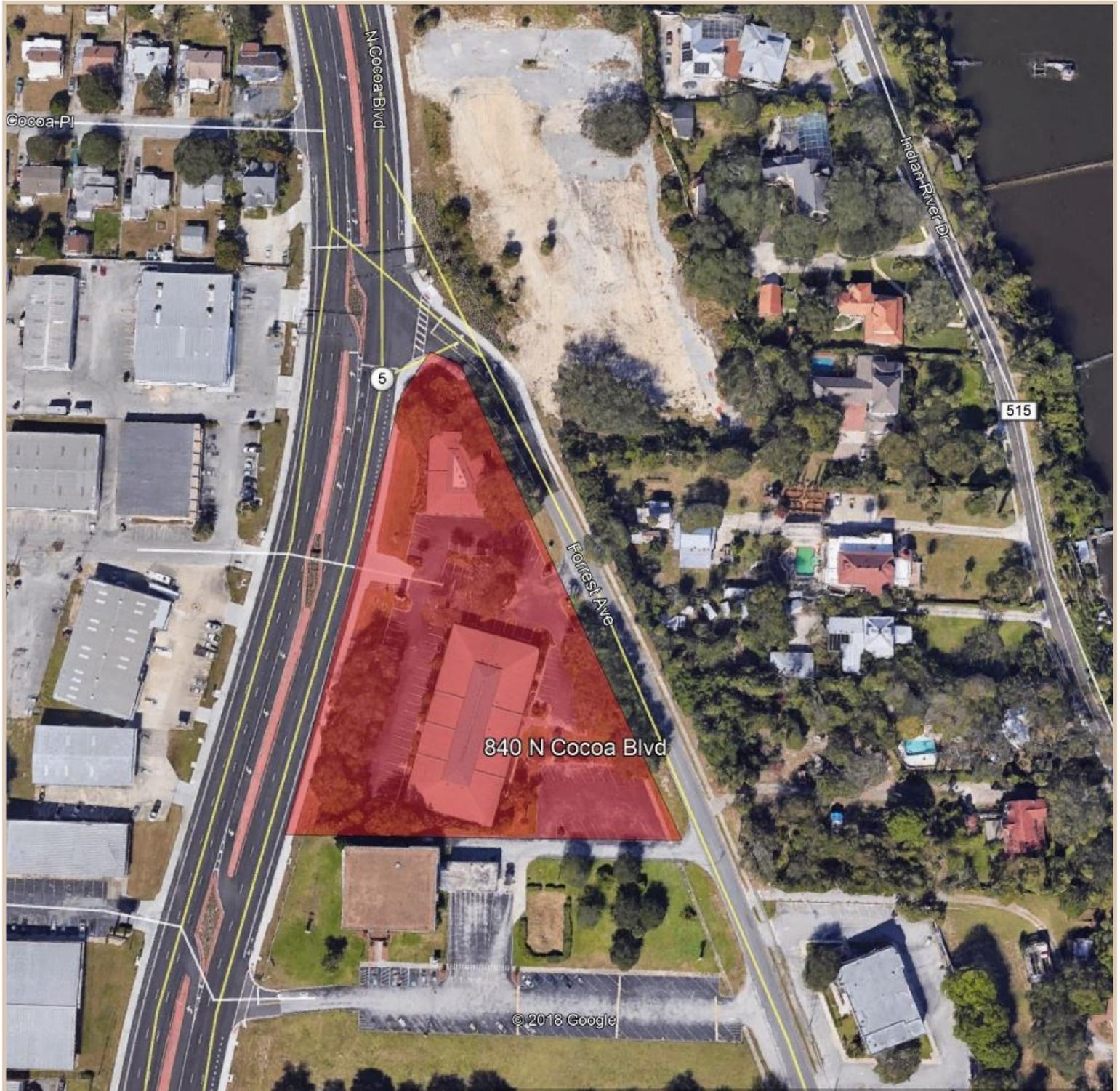
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AERIAL

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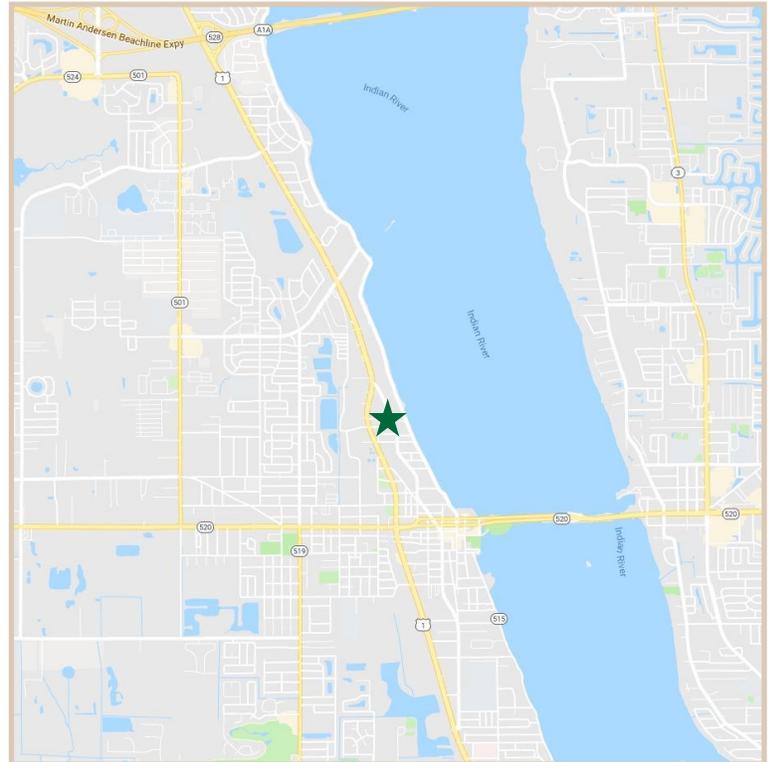
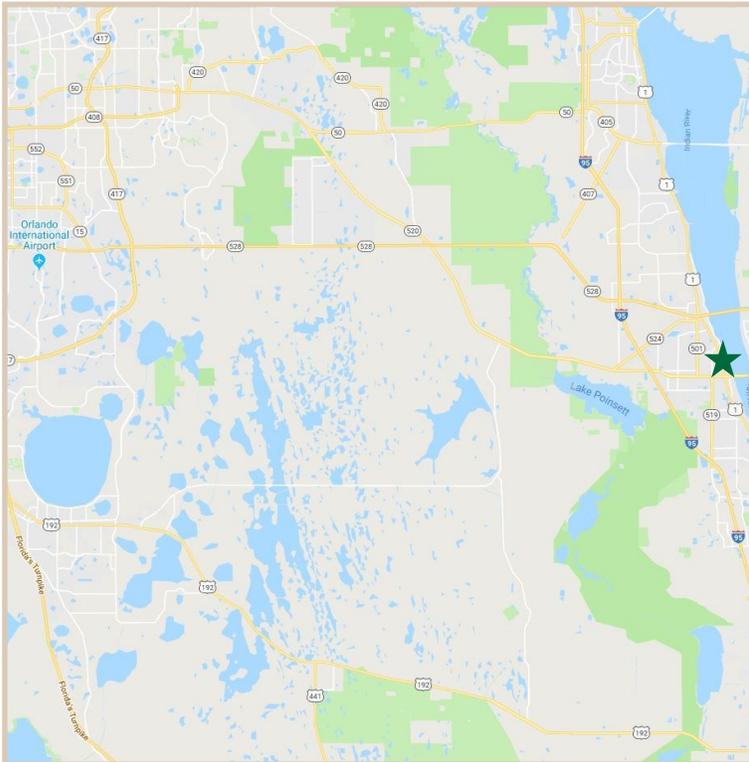
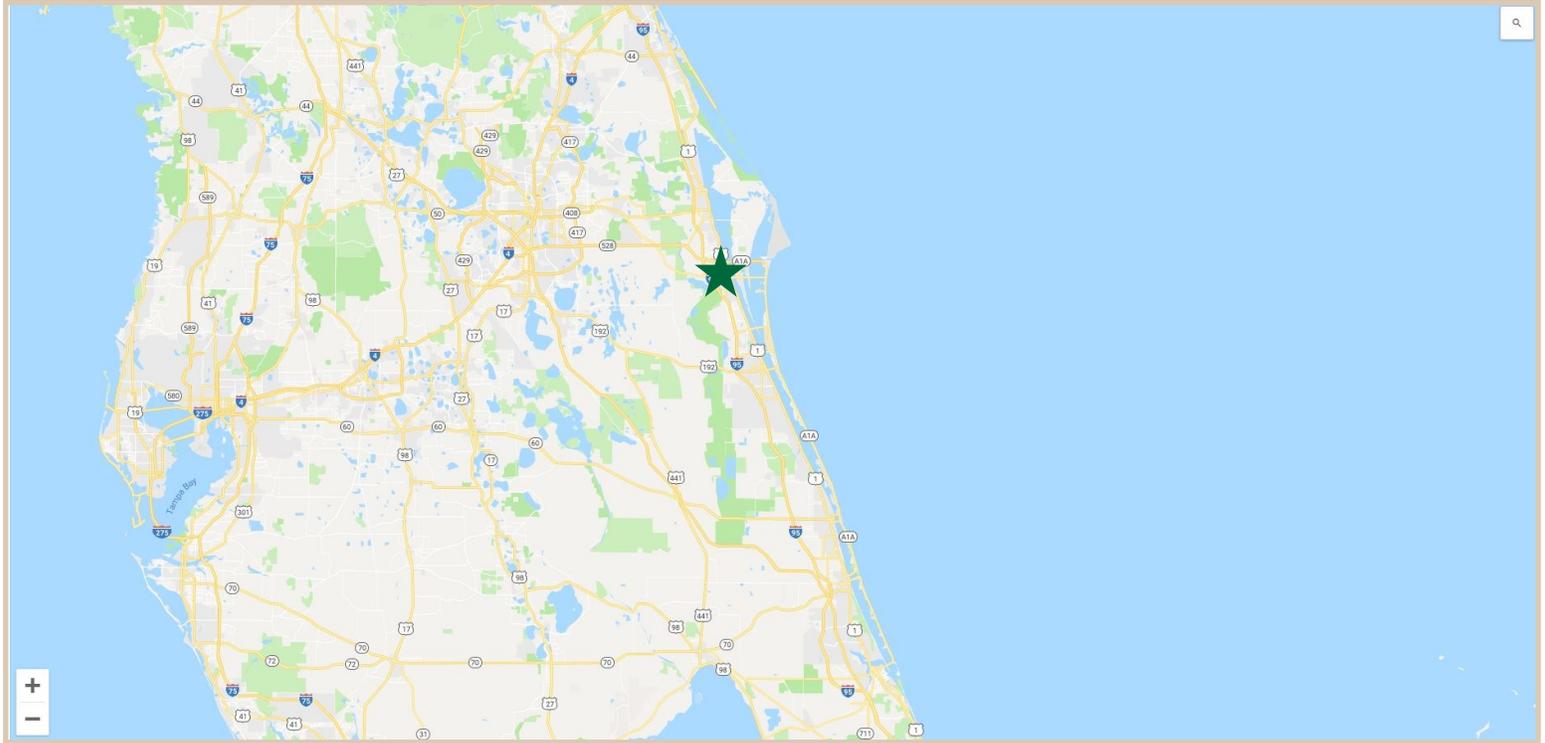
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LOCATION MAPS

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ADDITIONAL PHOTOS

North Point

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