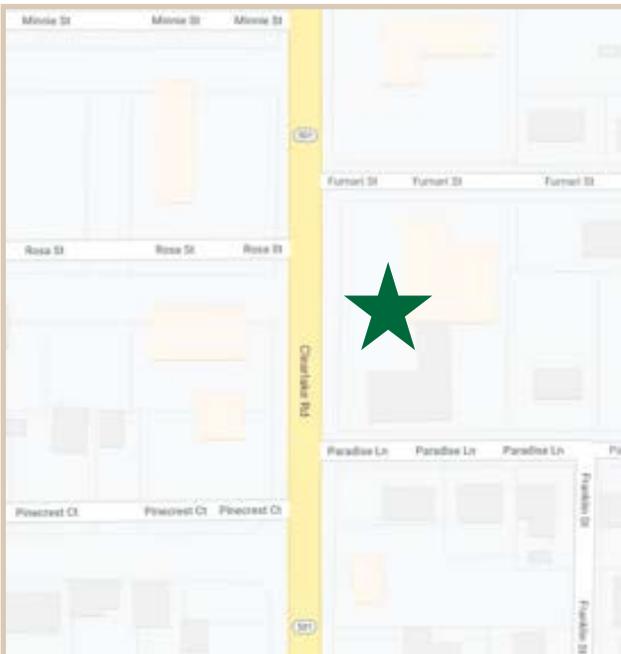


FOR LEASE

1308-1314 Clearlake Road, Cocoa, Florida & 1545 Furnari Street Cocoa, Florida 32922

PROPERTY FACTS

Building Area:	14,618 SF
Acres Total:	1.16 Acres
Year Built:	1984
Property Configuration:	Three Buildings
Use:	Retail/Industrial/Office Plaza
Building Height	Single Story
Utilities:	City Water/Sewer
Zoning:	BU-2 Commercial Mixed Use
Frontage:	270 Linear Feet
Parking Spaces:	16 Spaces



PROPERTY HIGHLIGHTS

- Frontage:** This property has 270 feet of visible frontage on the newly expanded and refurbished Clearlake Road.
- Layouts:** This multi-tenant property offers commercial mixed-use layouts, including industrial, retail, and office use. There are two office retail buildings and two warehouse/industrial use buildings.
- Location:** Conveniently located near 520 and 528, providing direct access to Orlando and the densely populated beachside communities. Directly south of Eastern State College, University of Central Florida and Florida Solar Energy. In the immediate proximity of Blue Origins, Space X, Kennedy Space Center and a Walmart Distribution Center.

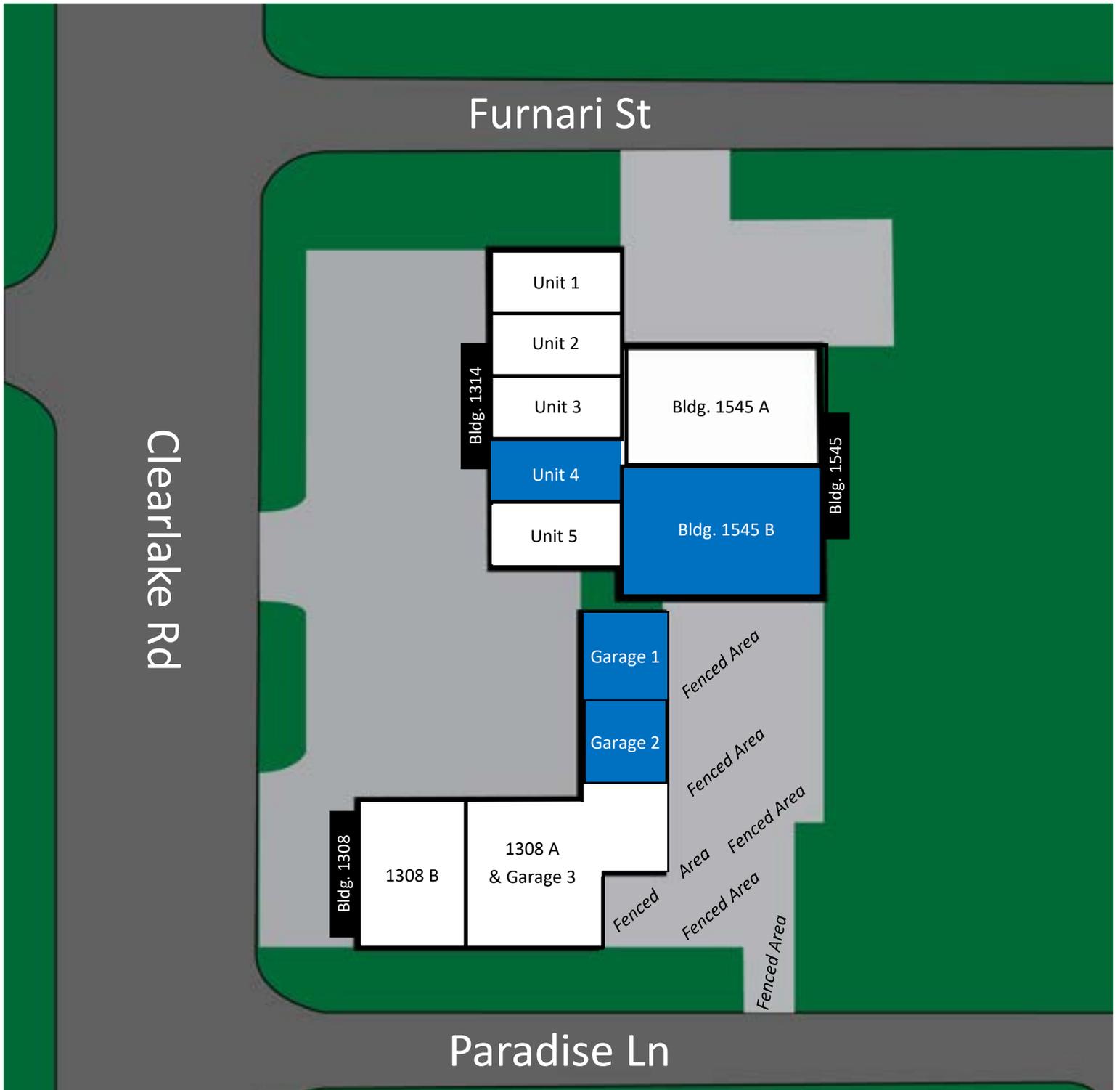


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Vero Beach, FL 32962
www.vscre.com

CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

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UNITS FOR LEASE

1308-1314 Clearlake Road, Cocoa, Florida & 1545 Furnari Street Cocoa, Florida 32922

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE
				WATER	ELECTRIC	TRASH	CABLE	
1314 #4	800	\$10.00 PSF/YR	\$666.67	Yes	No	Yes	No	Recently Renovated Office/Retail Space with Vinyl Planking
1545 B	2,440	\$7.00 PSF/YR	\$1,423.33	Yes	No	Yes	No	Recently Renovated Office/Retail Space with Vinyl Planking



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FLOOR PLAN

1314 #5

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UNITS FOR LEASE

Garages

1308-1314 Clearlake Road, Cocoa, Florida & 1545 Furnari Street Cocoa, Florida 32922

UNIT	SIZE	MONTHLY RATE	OVERHEAD DOORS		Max Ceiling Height	% OFFICE SPACE	% HVAC	USAGE
			DRIVE IN	DOCK HEIGHT				
Garage 1	500 S F	\$375.00	1	0		0	0	Storage Space
Garage 2	500 S F	\$375.00	1	0		0	0	Storage Space

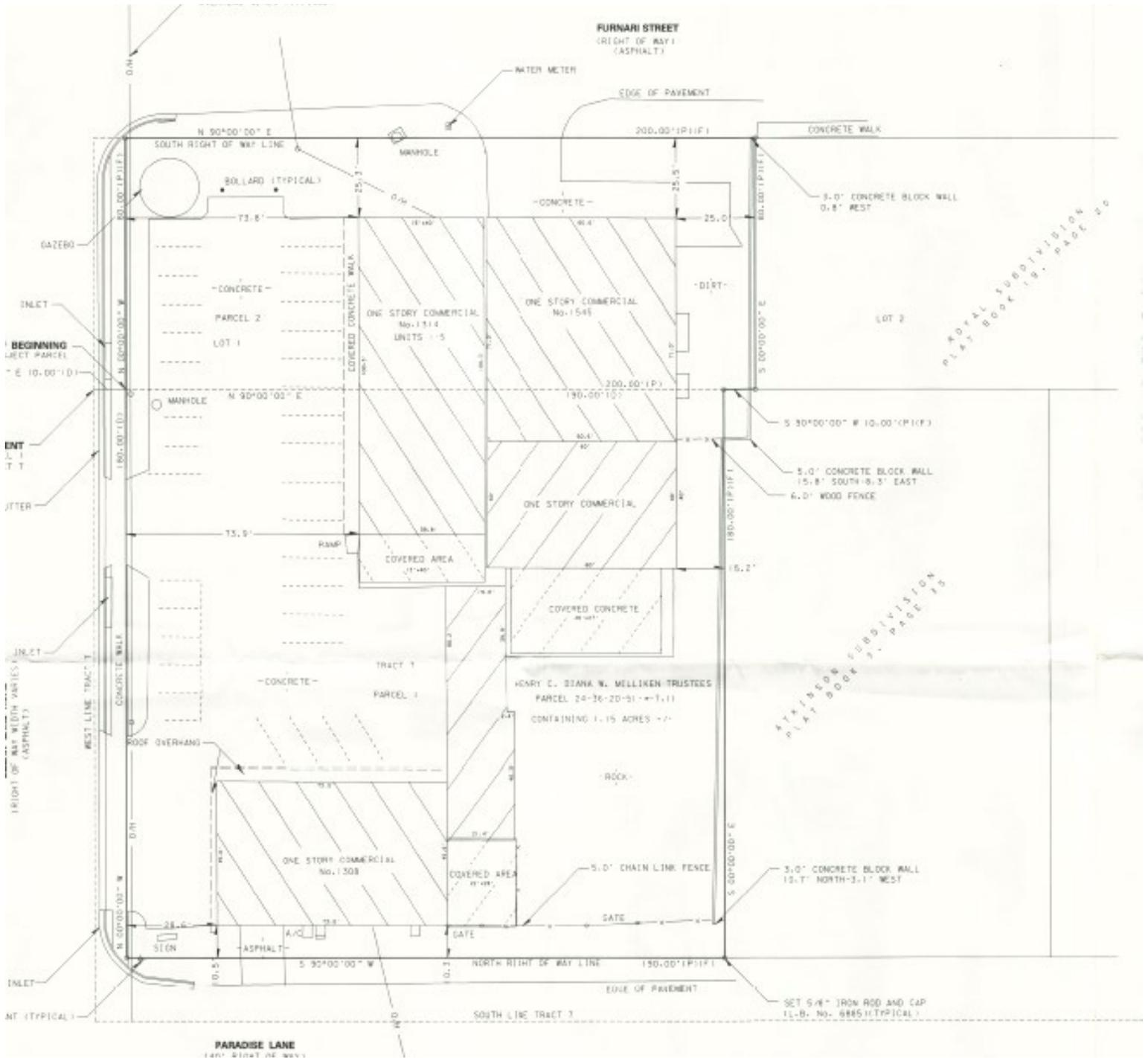


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SURVEY

1308-1314 Clearlake Road, Cocoa, Florida & 1545 Furnari Street Cocoa, Florida 32922



ATKINSON SUBDIVISION
PLAT BOOK 18, PAGE 40

ATKINSON SUBDIVISION
PLAT BOOK 7, PAGE 10

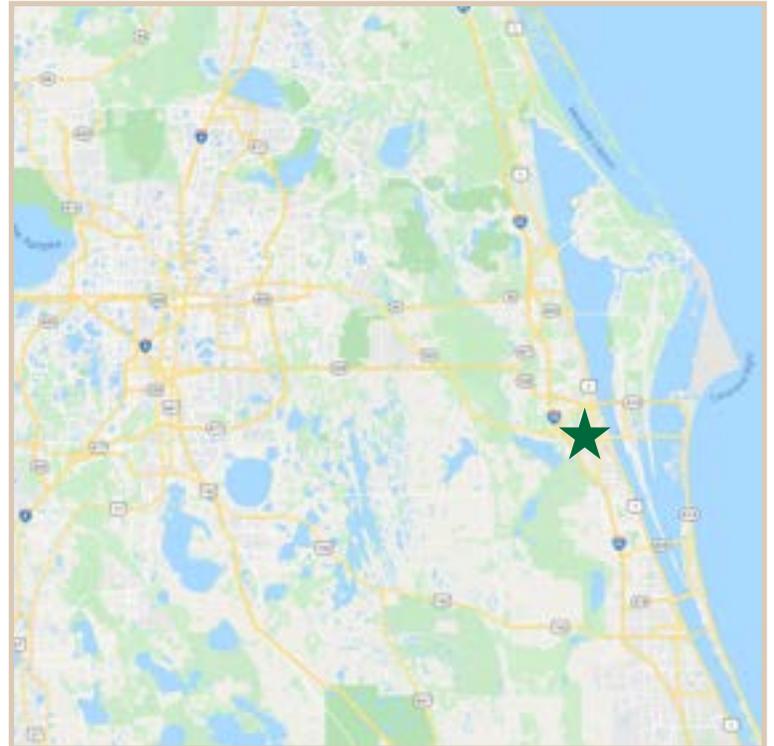
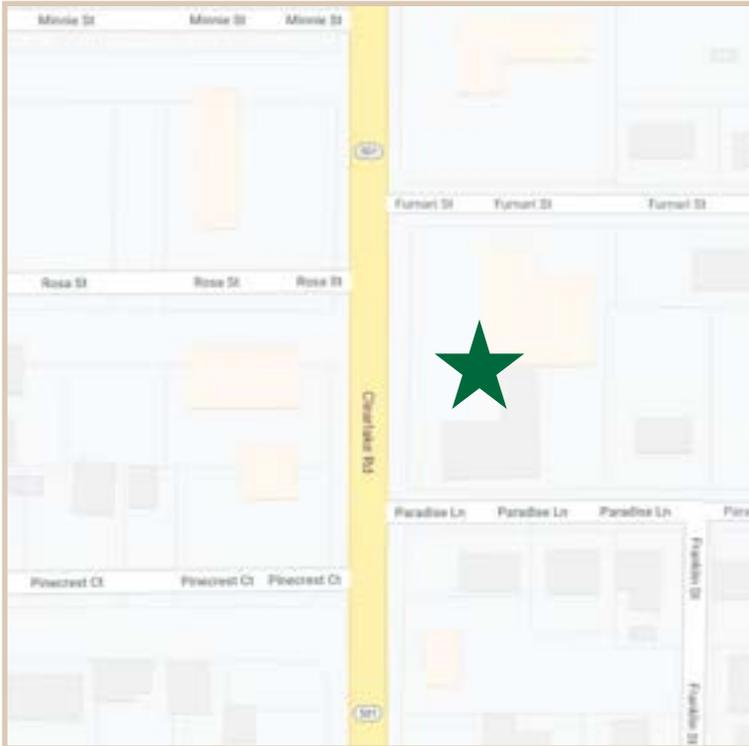
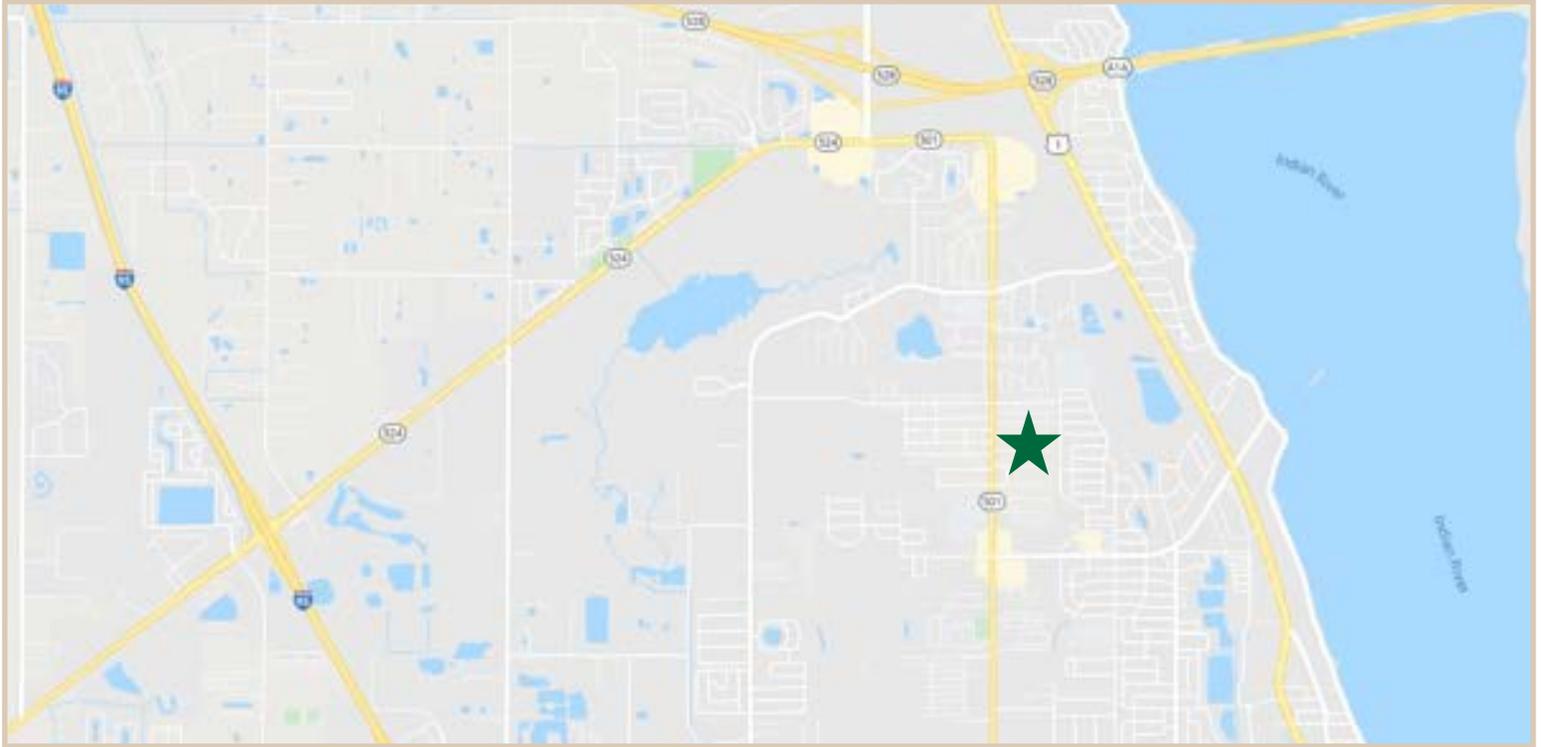


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LOCATION MAPS

1308-1314 Clearlake Road, Cocoa, Florida & 1545 Furnari Street Cocoa, Florida 32922



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EXTERIOR PHOTOS

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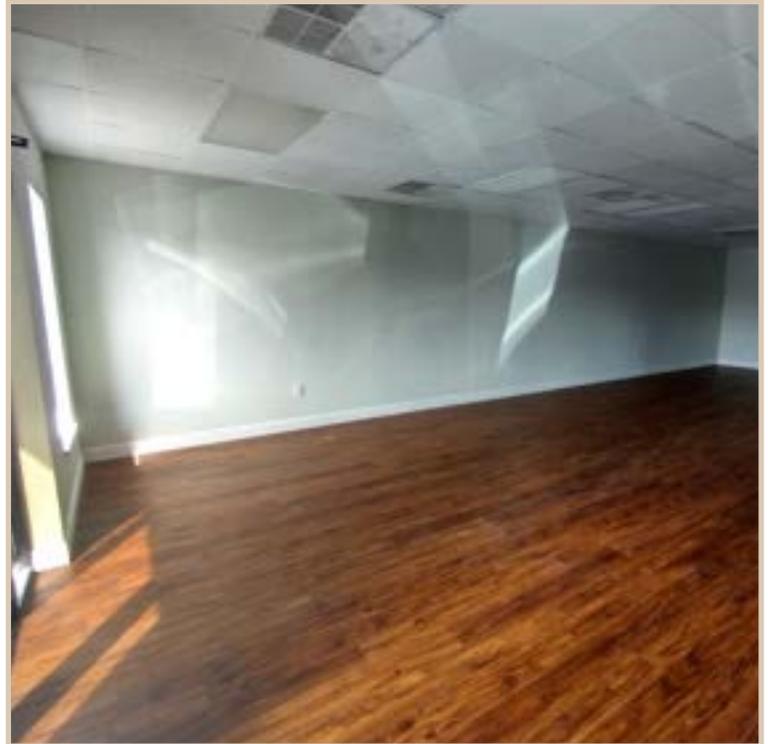
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INTERIOR PHOTOS

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