



# FOR LEASE

485 GUS HIPP BOULEVARD | ROCKLEDGE, FL 32955

**LEASE RATE:** \$14.00/SF NNN

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# Building Information





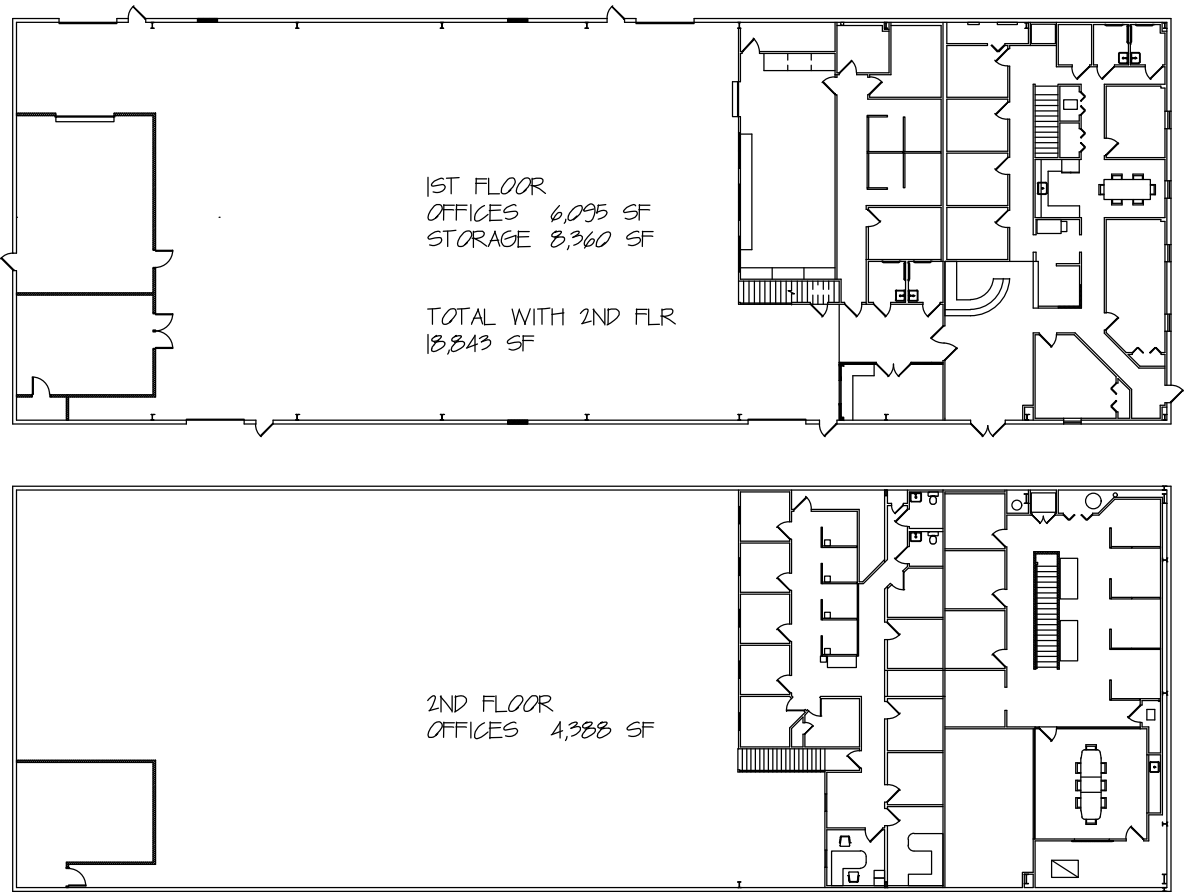
## HIGHLIGHTS

- » Total Building: 18,843
- » Clear Height: 24'
- » Roof Age: 2018
- » Construction Type: Masonry Block
- » Land Area: 1.55 Acres
- » Four (4) 14' x 12' Garage Doors
- » Buildout consists of 10,843 SF Office and 8,360 SF Warehouse
- » Built in 2004





BUILDING PLAN



|                    |               |
|--------------------|---------------|
| SIZE:              | 18,843 SF     |
| CLEAR HEIGHT:      | 24'           |
| ROOF AGE:          | 2018          |
| CONSTRUCTION TYPE: | Masonry Block |

|                 |                                       |
|-----------------|---------------------------------------|
| LAND AREA:      | 1.5 Acres                             |
| DRIVE IN DOORS: | Four (4) 14'x12' Garage Doors         |
| BUILDOUT:       | 10,843 SF Office / 8,360 SF Warehouse |
| YEAR BUILT:     | 2004                                  |



02

# Location



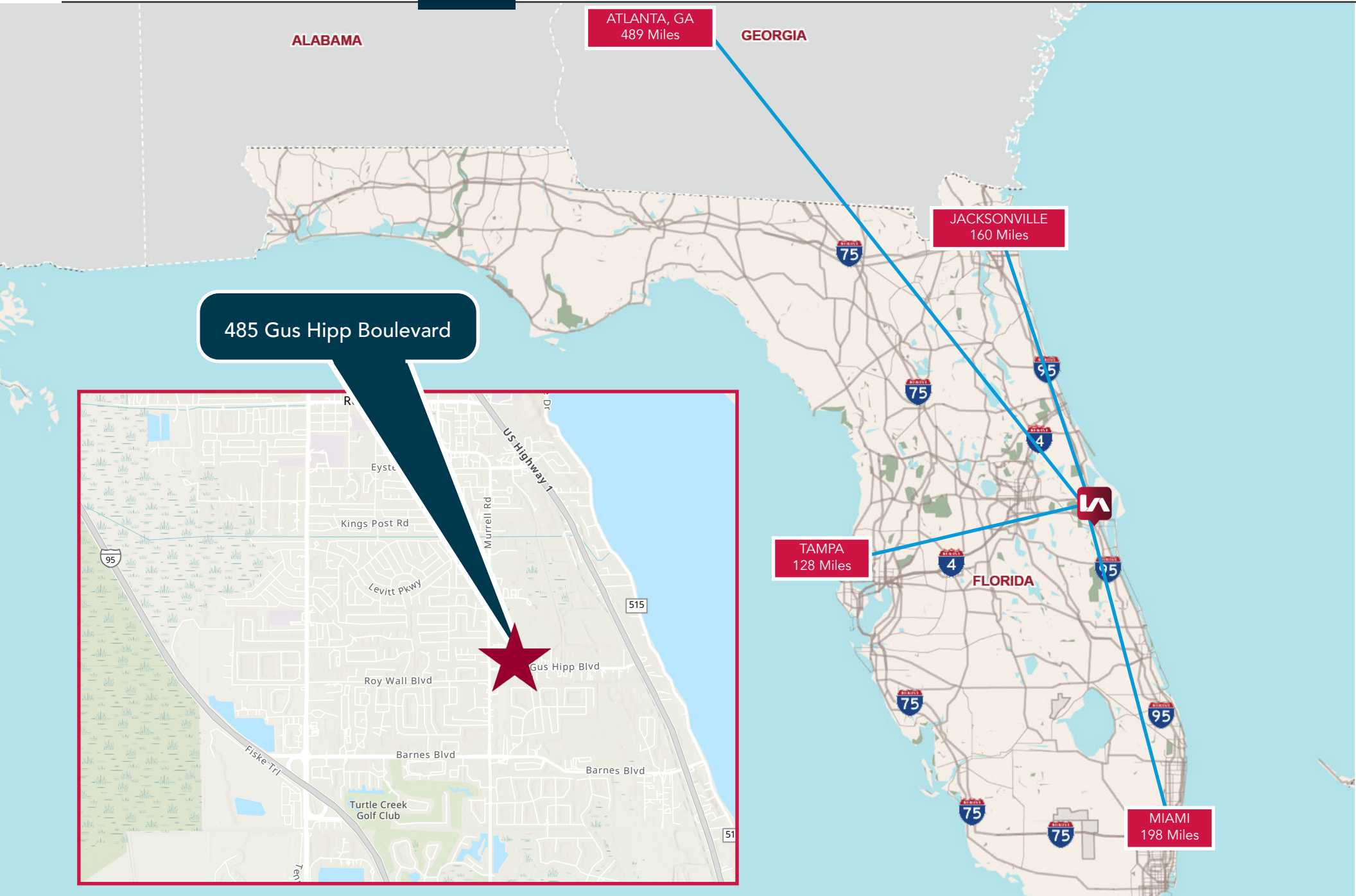




Distances

|                      |            |
|----------------------|------------|
| US 1                 | 0.8 Miles  |
| I-95                 | 2.3 Miles  |
| Port Canaveral       | 16.8 Miles |
| Kennedy Space Center | 23 Miles   |





03

# Property Photos

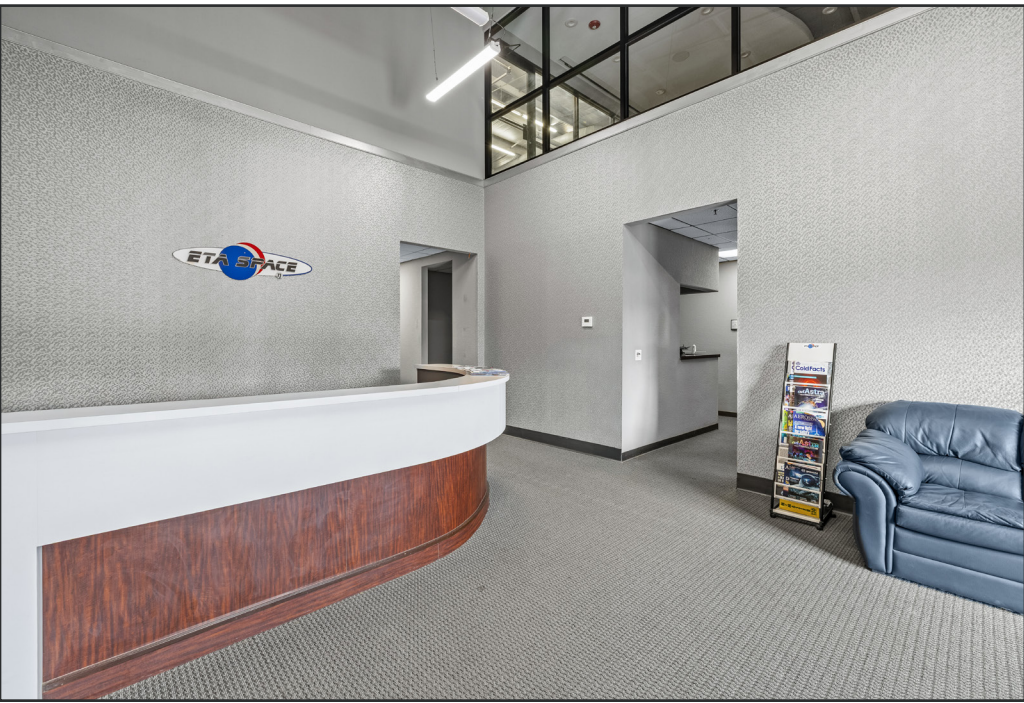




**ADDITIONAL PAVED OUTDOOR  
STORAGE / PARKING**











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