

# Owner Occupy Or Collect Rental Income

658 Eyster Boulevard, Rockledge, FL 32955

**Close Proximity to I-95 / 2022 Construction / Centrally Located**



## OFFERING SUMMARY

**Sale Price:** \$995,000

**Acreage:** 0.48 Acres

**Facility SF:** 5,600 SF

**Zoning:** City of Rockledge  
General Industrial (M1)

## PROPERTY OVERVIEW

2022 Construction. Pre-Engineered Metal Frame. Dimension est. 40' x 140'

Unit 1: +/- 1,867 SF. Leased to W&J Construction. Expires 12/31/28. \$13.80 PSF MG  
W&J Construction would Consider Vacating, Should Buyer want to Occupy

Unit 2: +/- 3,733 SF. Leased Aehra Manufacturing. Expires 7/14/27. \$13.65 PSF MG

Both Unit have est. 250 SF HVAC Office + 1 ADA Restroom

Warehouse Clear Height Ranges 15' - 17' 9" +/- (Measured Floor to Bottom of Beam)

Total of Three Motorized 12' x 12' +/- Grade Level Doors

City Water/Sewer (Common). 3-Phase FPL Electric (Separately Metered)

14 Paved/Striped/Lighted Common Parking Spaces

DO NOT DISTURB OCCUPANTS

## LOCATION OVERVIEW

Strategically positioned approximately halfway between Barnes Boulevard and State Road 520, both of which are immediate connectors to US1 and Interstate 95. Close proximity to nearby Cocoa Village, Viera, and a variety of schools, employers, restaurants, and childcare. Call today for details!



**Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR**

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Broker Associate  
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## Additional Photos



Individual Members  
Michael S. Ullian

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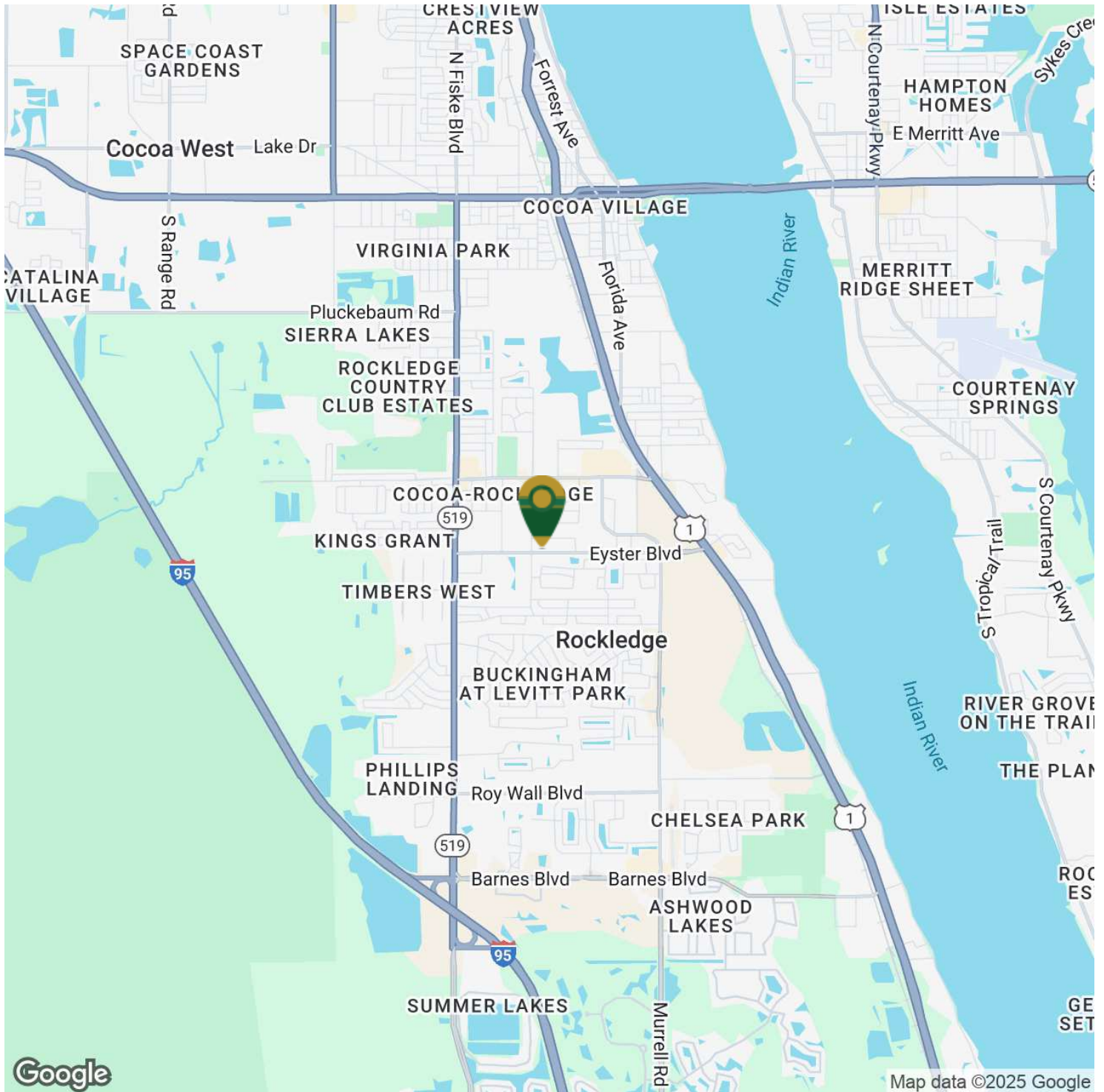
**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian



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## Location Map



Google

Map data ©2025 Google



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