

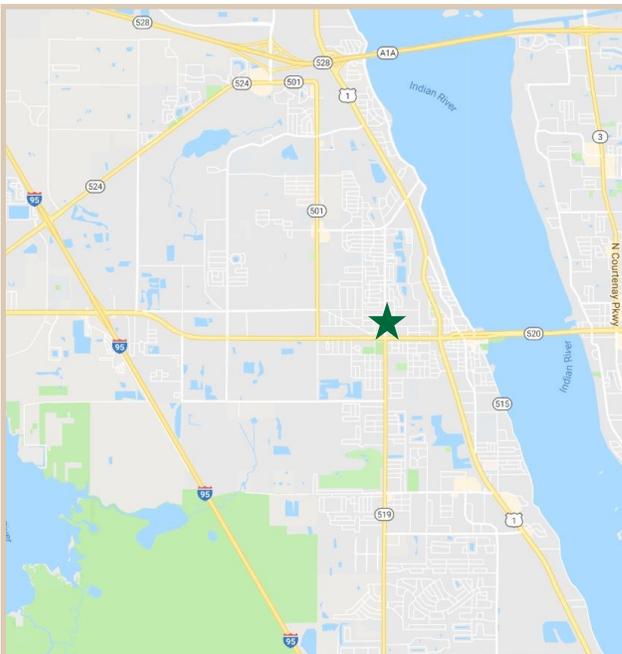
FOR LEASE

Clearlake Warehouse Complex

314-316 Clearlake Rd. Cocoa, FL, 32922

PROPERTY FACTS

Building Area:	11,220 Sq. Ft.
No. of Units:	4 Warehouse units/shop units
Unit Range:	2,500 - 3,270 Sq. Ft.
Year Built:	1967
Construction:	Concrete block construction
Roof:	Built up membrane and bar joist rigid roof structure
Utilities:	City water/septic
Power:	3 Phase power
Property Type	Industrial warehouse/showroom
Overhead Doors	Seven drive in/ grade level overhead doors



PROPERTY HIGHLIGHTS

Price	Great value for this newly renovated space.
Layouts	Multiple unit industrial/showroom building. Multiple overhead doors conducive to a large variety of uses.
Location	Adjacent to State Road 520 providing direct access to Orlando and densely populated beachside communities.
Aesthetics	The building has been renovated and repainted to have a professional look.



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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscree.com

CONTACT INFO:

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

SITE PLAN

Clearlake Warehouse Complex

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UNITS FOR LEASE

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UNIT	SIZE	RATE	Monthly Rate	POWER			% OFFICE SPACE	% HVAC
				A	V	Ph		
A	2,500	\$9.00	PSF/ YR \$1,875.00				100%	100%
C	3,270	\$9.00	PSF/ YR \$2,452.50	200	240	1	20%	0%



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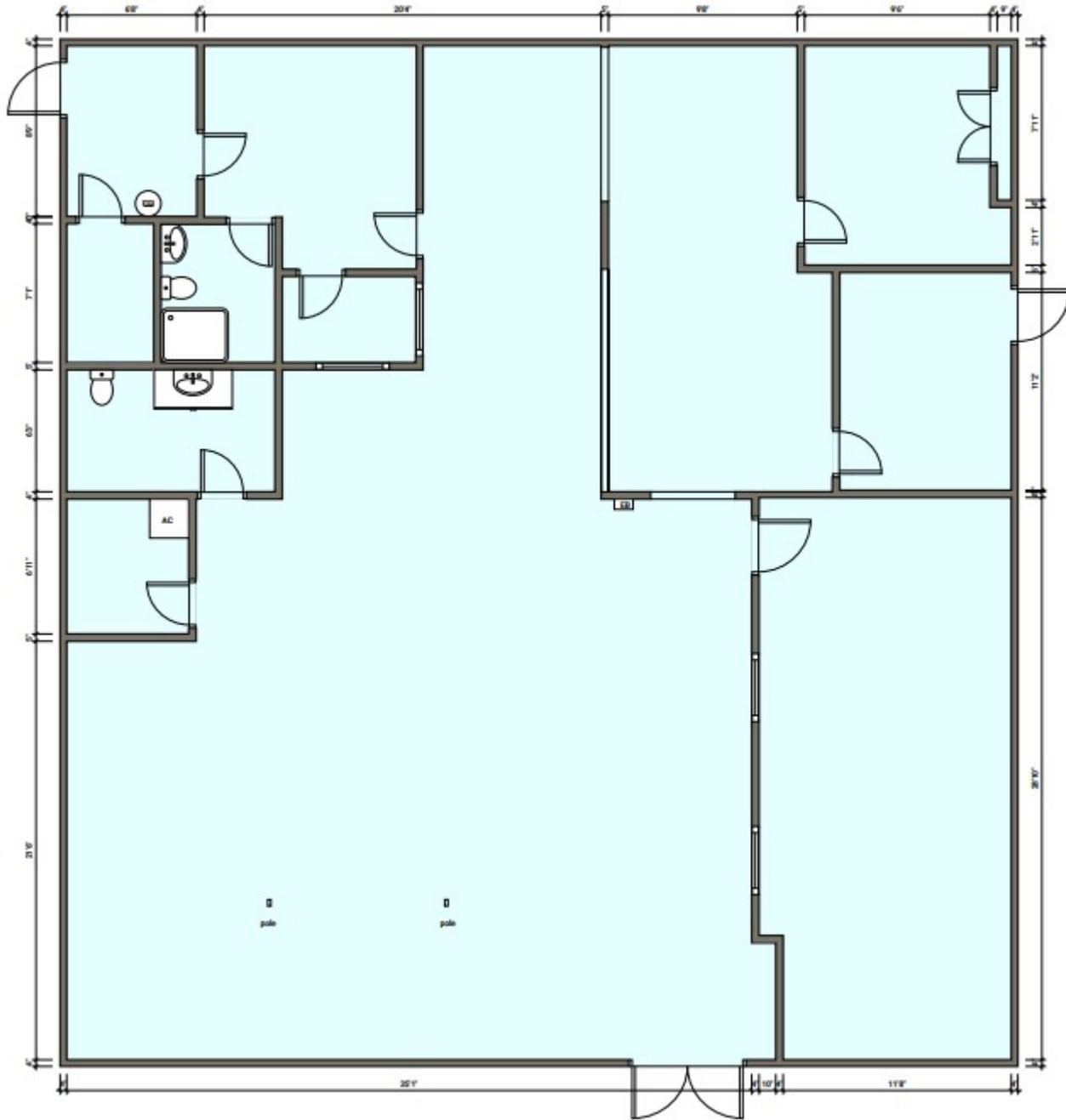
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FLOORPLAN

Unit A

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2,500SF



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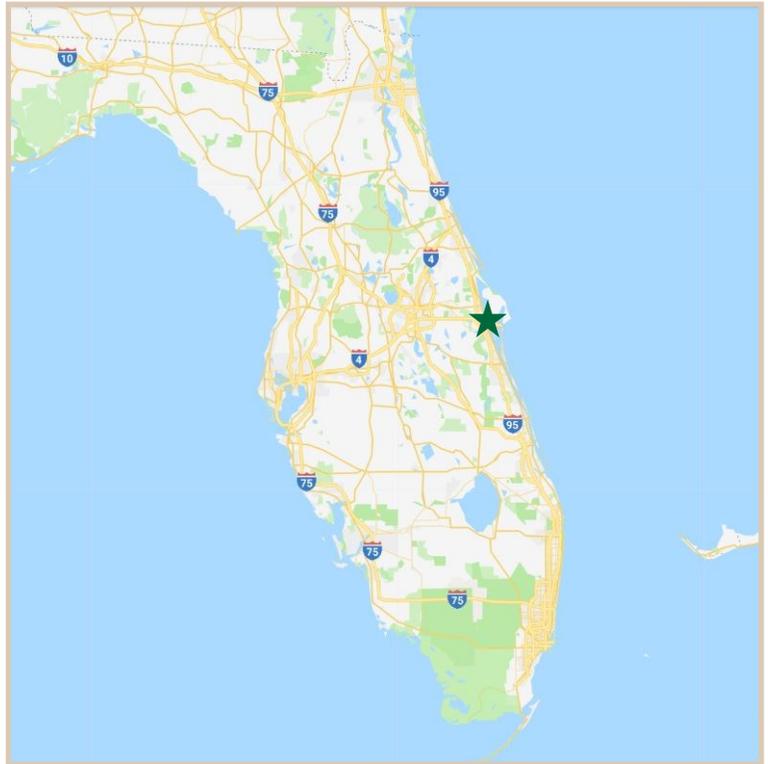
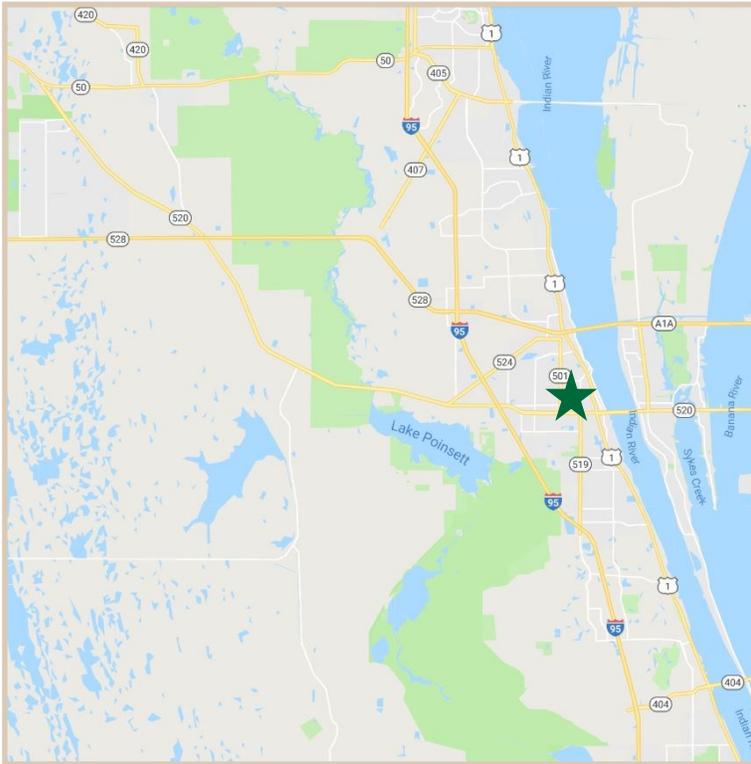
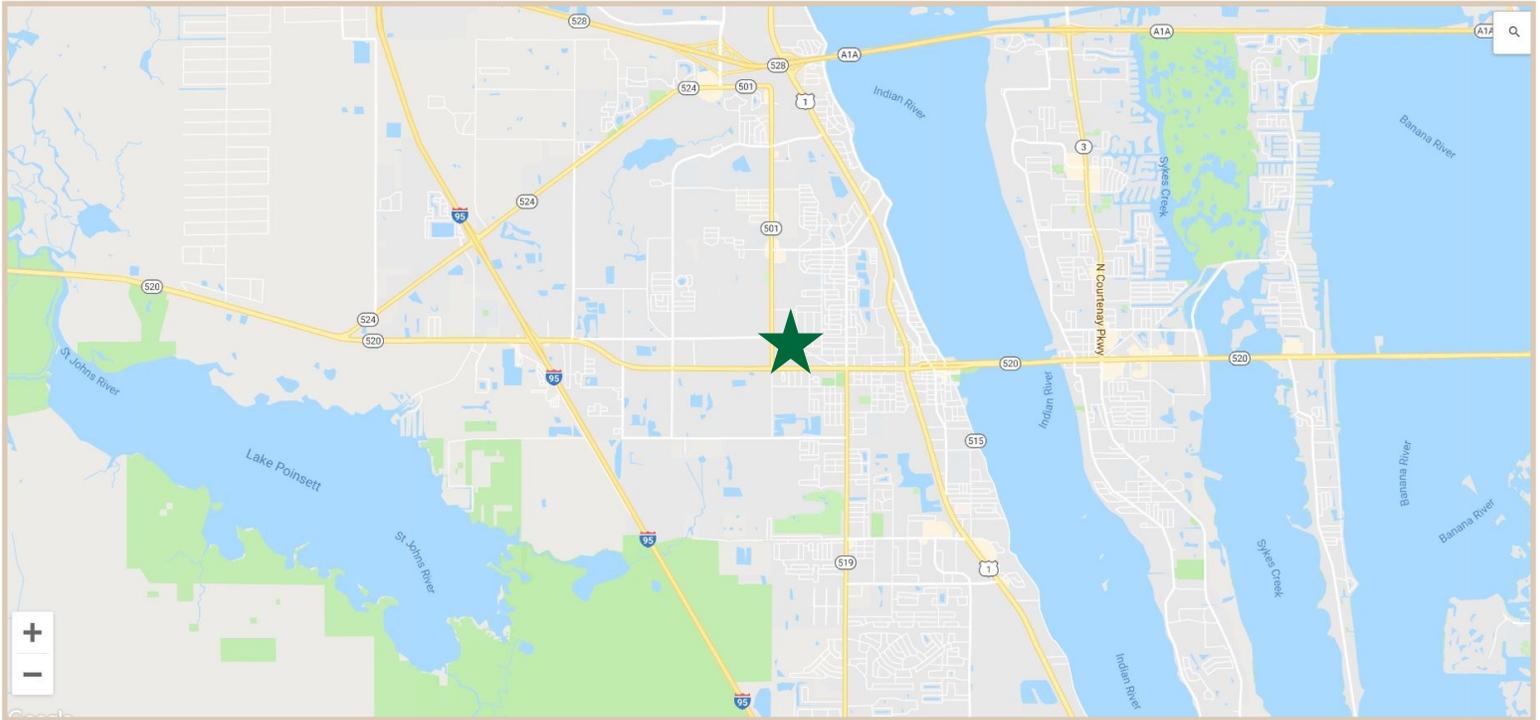
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LOCATION MAPS

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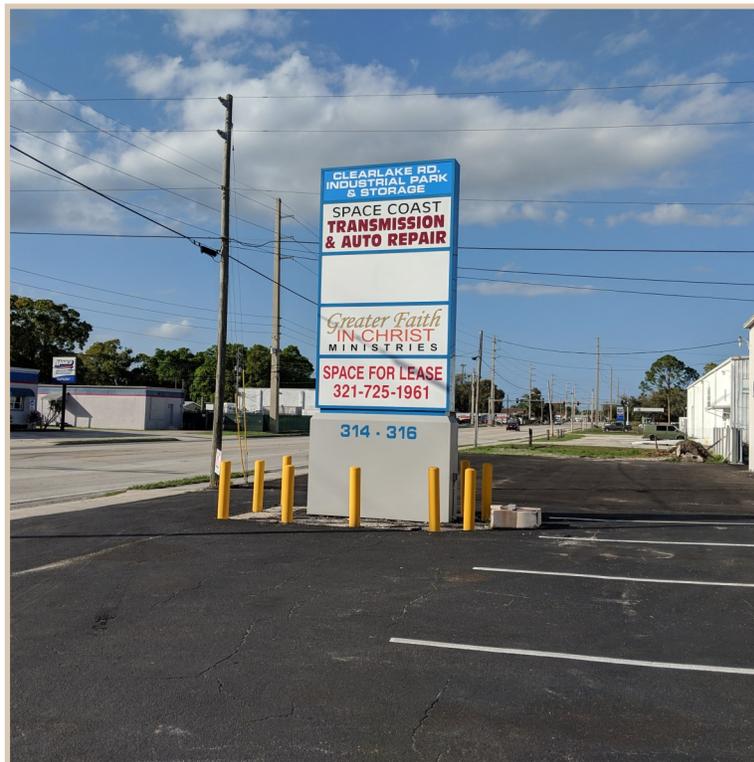
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ADDITIONAL PHOTOS

Clearlake Warehouse Complex

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