



**SPACE FOR LEASE | 6,900 SQFT**  
**1765 Jack Oates Blvd Rockledge, Florida**



## HIGHLIGHTS

- **New Construction | Industrial Flex**
- **Four Grade Level Doors**
- **Prime Location | Minutes from I-95**

## FOR INFO

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## SUMMARY

The industrial team at Lightle Beckner Robison, inc is now pre-leasing 6,900 square feet of industrial flex space in the heart of Rockledge, Florida. The building can be occupied by one single tenant user and offers endless buildout options. The building is equipped with 4 bay doors, 18' clear height, three phase power, and more. The adjacent 7,200 square foot space has been fully leased and is nearing completion. This is a great opportunity to house your business in a new building located in the center of Brevard County. The property is near US Highway 1 and just a few Miles from Interstate 95 offering easy transportation avenues. The building can be delivered turn key (pending buildout requirements) inside of ninety days from lease execution. Contact us today to learn more about this facility and what we have to offer.

## PROPERTY OVERVIEW

<b>TOTAL SF</b> .....	6,900 SF	<b>PARKING</b> .....	20
<b>OFFICE SF</b> .....	BTS	<b>CONSTRUCTION</b> .....	BLK/Metal
<b>SITE SIZE</b> .....	1.76 ± acres	<b>POWER</b> .....	3 Phase
<b>ZONING</b> .....	IP	<b>ASKING PRICE</b> .....	\$14.00/Sf/Yr
<b>OH DOOR</b> .....	(4) 10'	<b>LEASE TYPE</b> .....	NNN

## PROPERTY PHOTOS





## LOCATION OVERVIEW

