

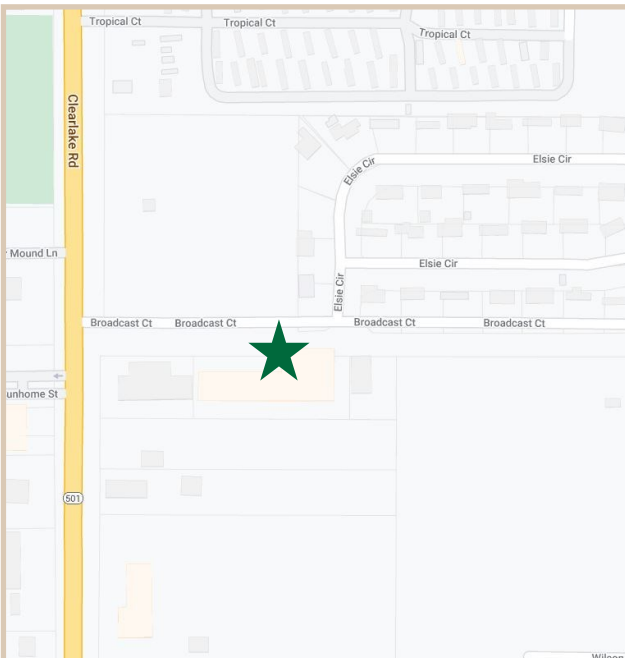
FOR LEASE

Broadcast Court Industrial Complex

2375 Broadcast Court, Cocoa, FL 32922

PROPERTY FACTS

Building Area:	21,290 Sq. Ft.
Construction Type:	Enamel Steel & Masonry
Year Built:	1964
Traffic Count:	19,400 ADT
Roof:	Metal Roof
Zoning:	Industrial Light
Lease Type:	Modified Gross



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Location	Conveniently located near 520 and 528, providing direct access to Orlando and densely populated beachside Communities. Directly south of Eastern State College, University of Central Florida, and Florida Solar Energy.
Frontage:	This Property has 324.7 feet of frontage.



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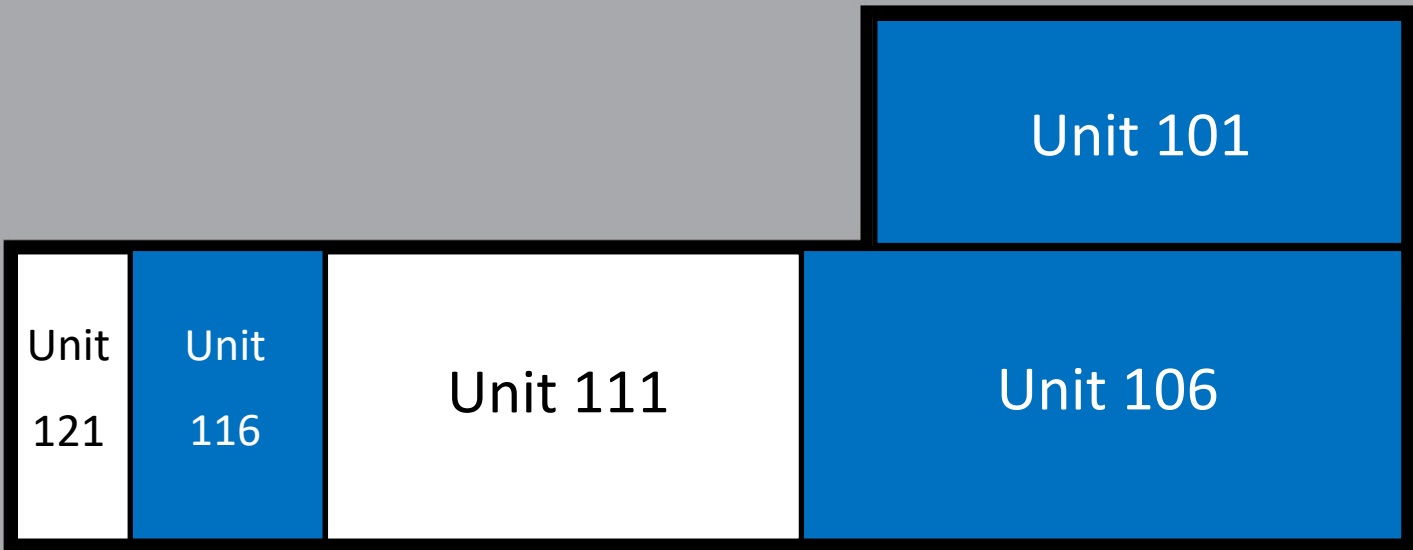
CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

Siteplan

Broadcast Court Industrial Complex

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Broadcast Court



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UNITS FOR LEASE

Broadcast Court Industrial Complex

2375 Broadcast Court, Cocoa, FL 32922

UNIT	SIZE	RATE	OVERHEAD DOORS		POWER			MAX. CEILING HEIGHT	% OFFICE SPACE	% HVAC	Overhead Door Height
			DRIVE IN	DOCK HEIGHT	A	V	Ph				
116	2,500 SF	\$11.00 PSF/YR	2	0				11"8"		Office Space Only	10 Ft
106	6,250 SF	\$10.00 PSF/YR	3	0				11"5"	0%	0%	10 Ft
101	6,655 SF	\$10.00 PSF/YR	3	0				10"5"		Office Space Only	10 Ft
101 & 106	12,905 SF	\$8.00 PSF/YR	5	0				11"5"		Office Space Only	10 Ft



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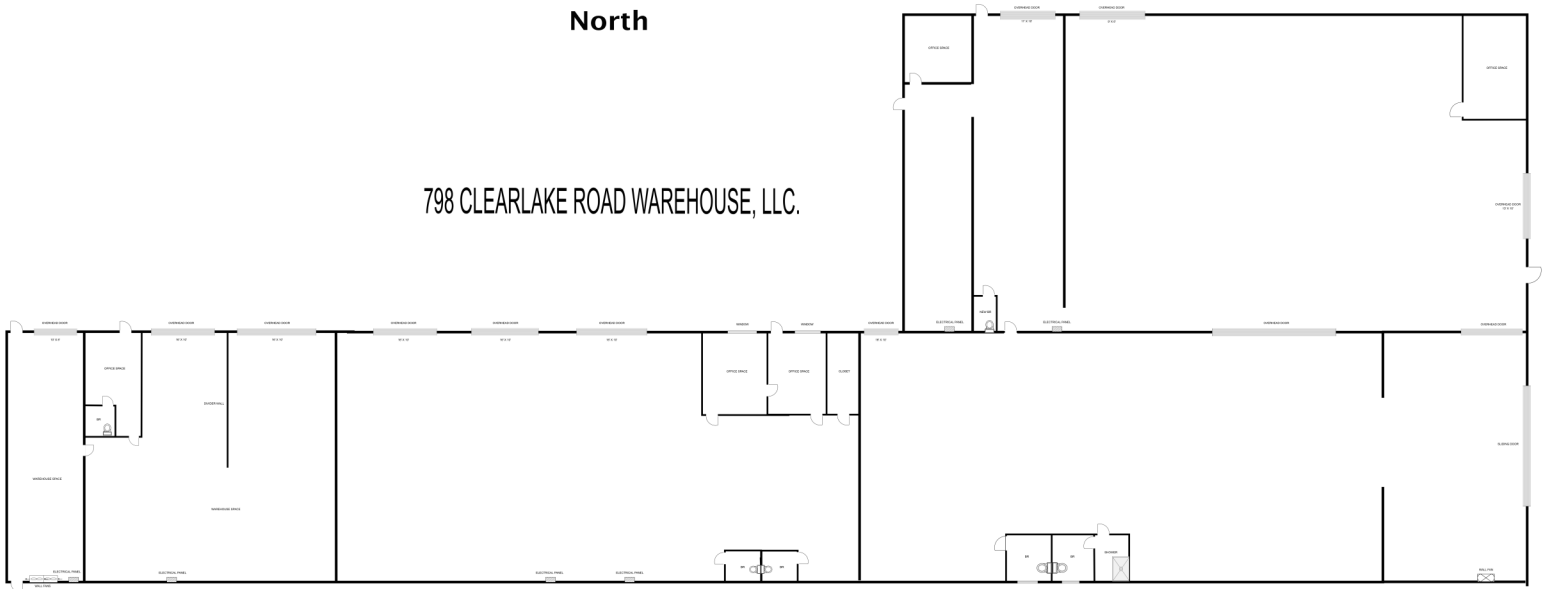
Floorplan

Broadcast Court Industrial Complex

2375 Broadcast Court, Cocoa, FL 32922

North

798 CLEARLAKE ROAD WAREHOUSE, LLC.



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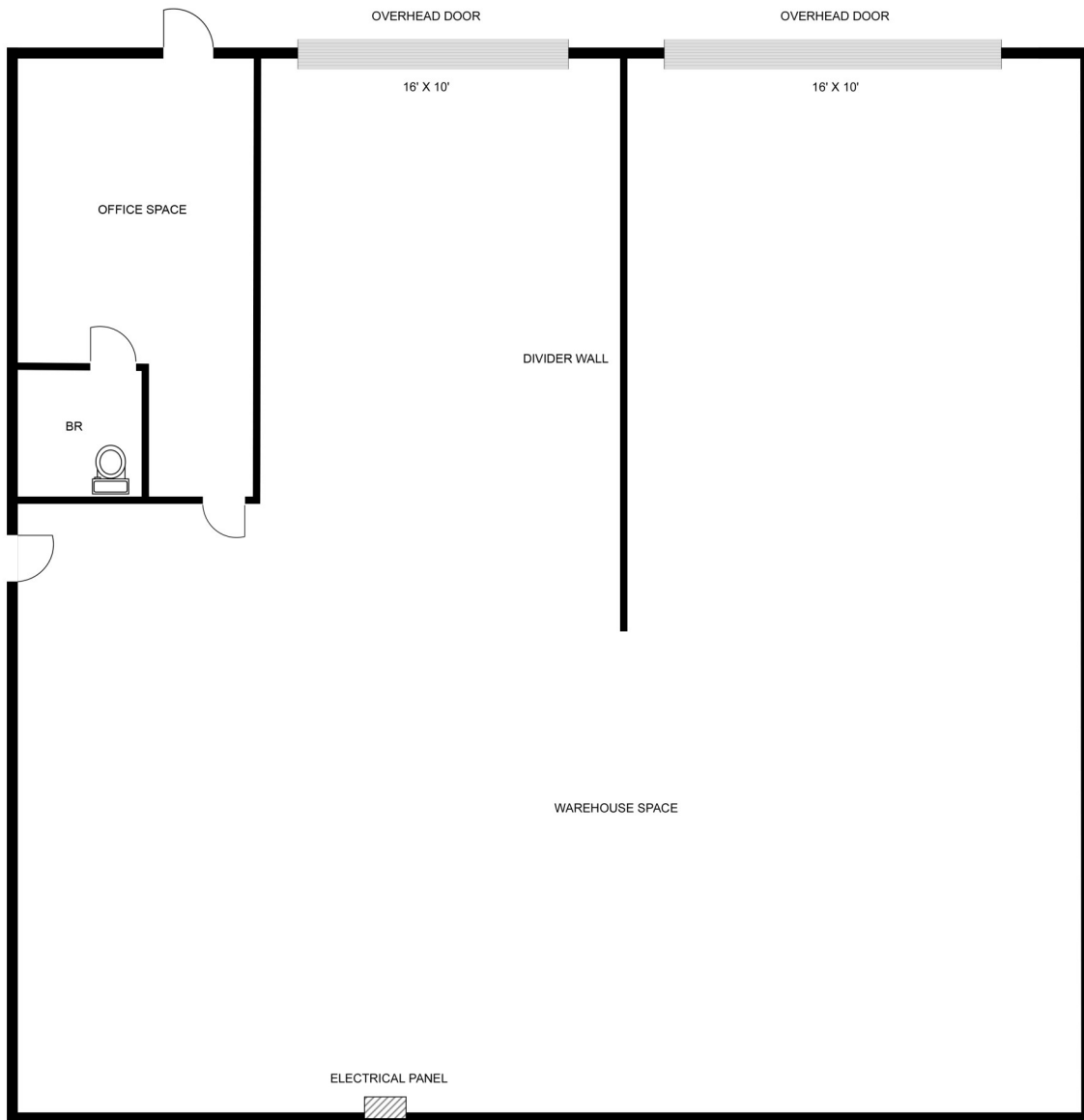
Broadcast Court Industrial Complex

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North

798 CLEARLAKE ROAD WAREHOUSE, LLC.

Unit 116



2,500 SF



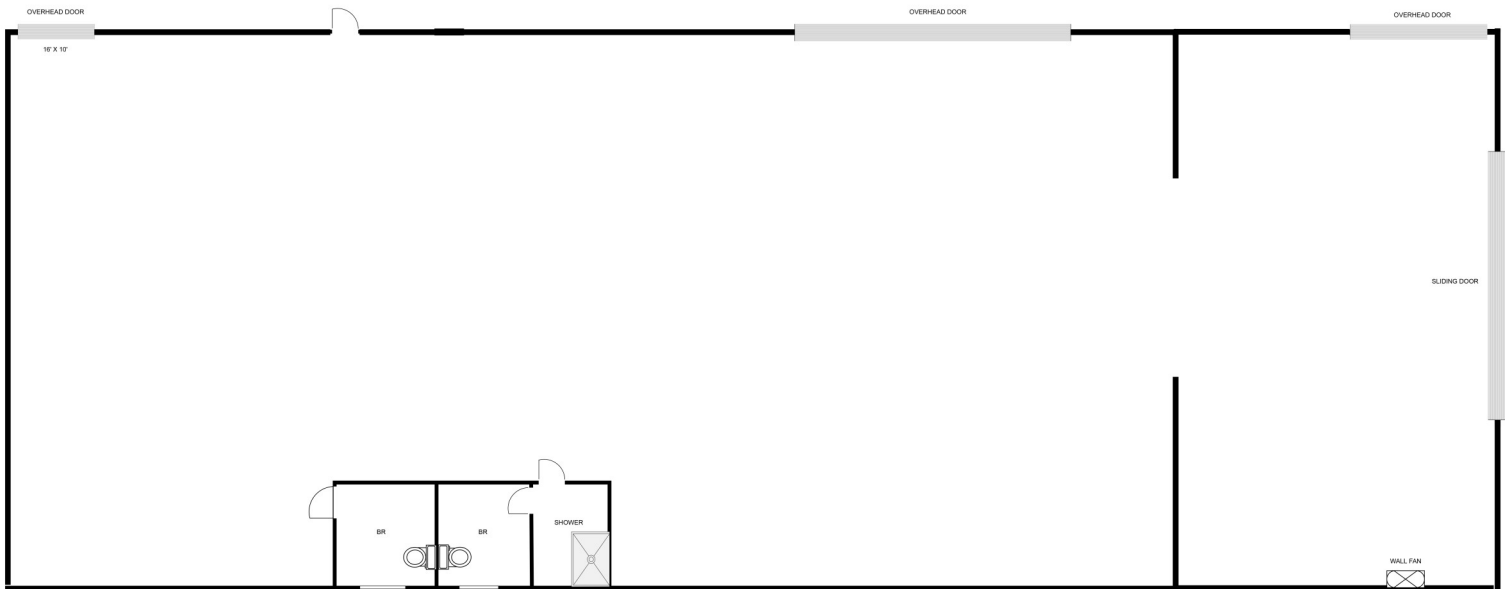
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North

798 CLEARLAKE ROAD WAREHOUSE, LLC.

Unit 106



6,250 SF



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Broadcast Court Industrial Complex

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798 CLEARLAKE ROAD WAREHOUSE, LLC.

Unit 101



6,655 SF



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Floorplan

Units 101 + 106

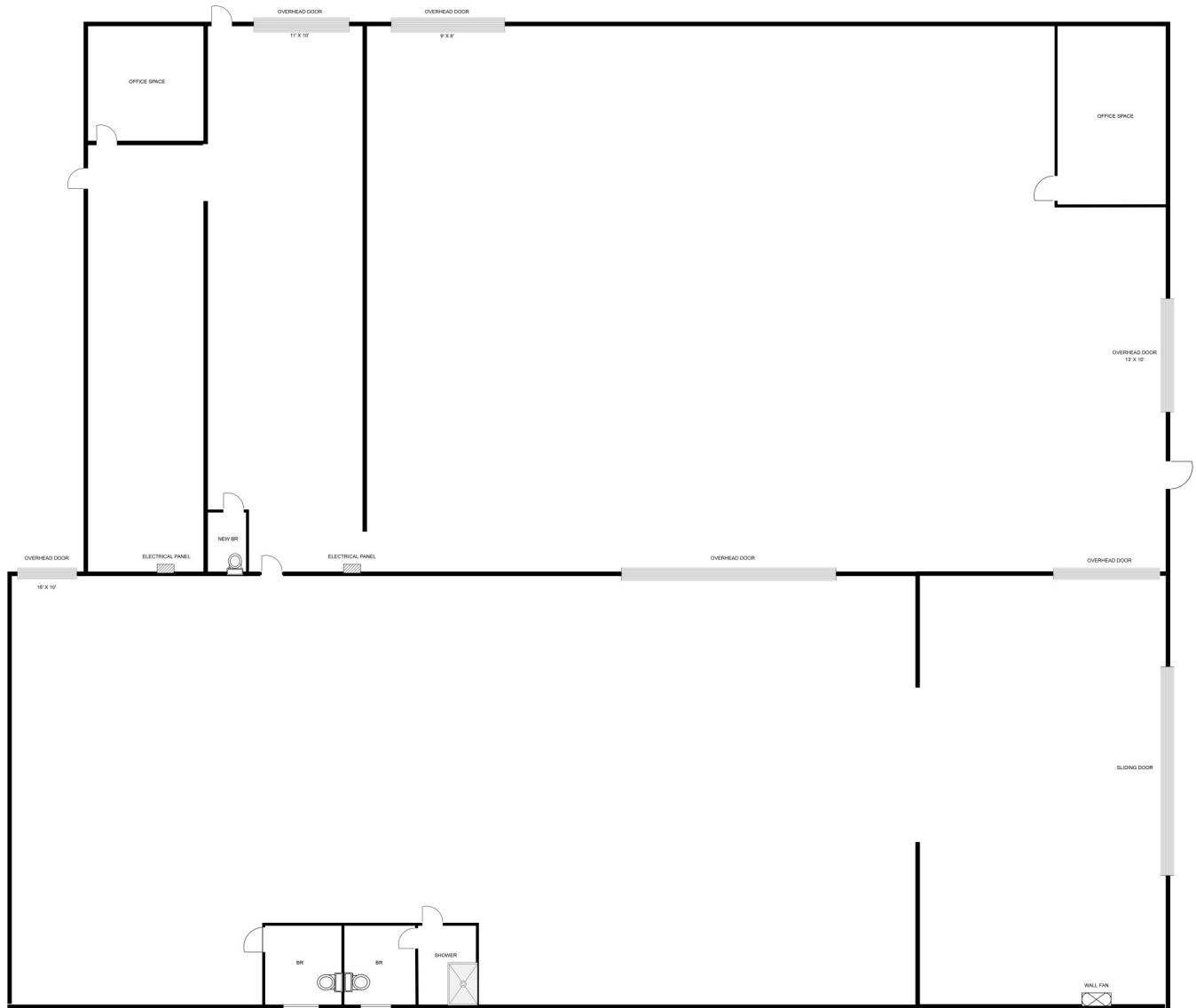
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798 CLEARLAKE ROAD WAREHOUSE, LLC.

Units 101 + 106



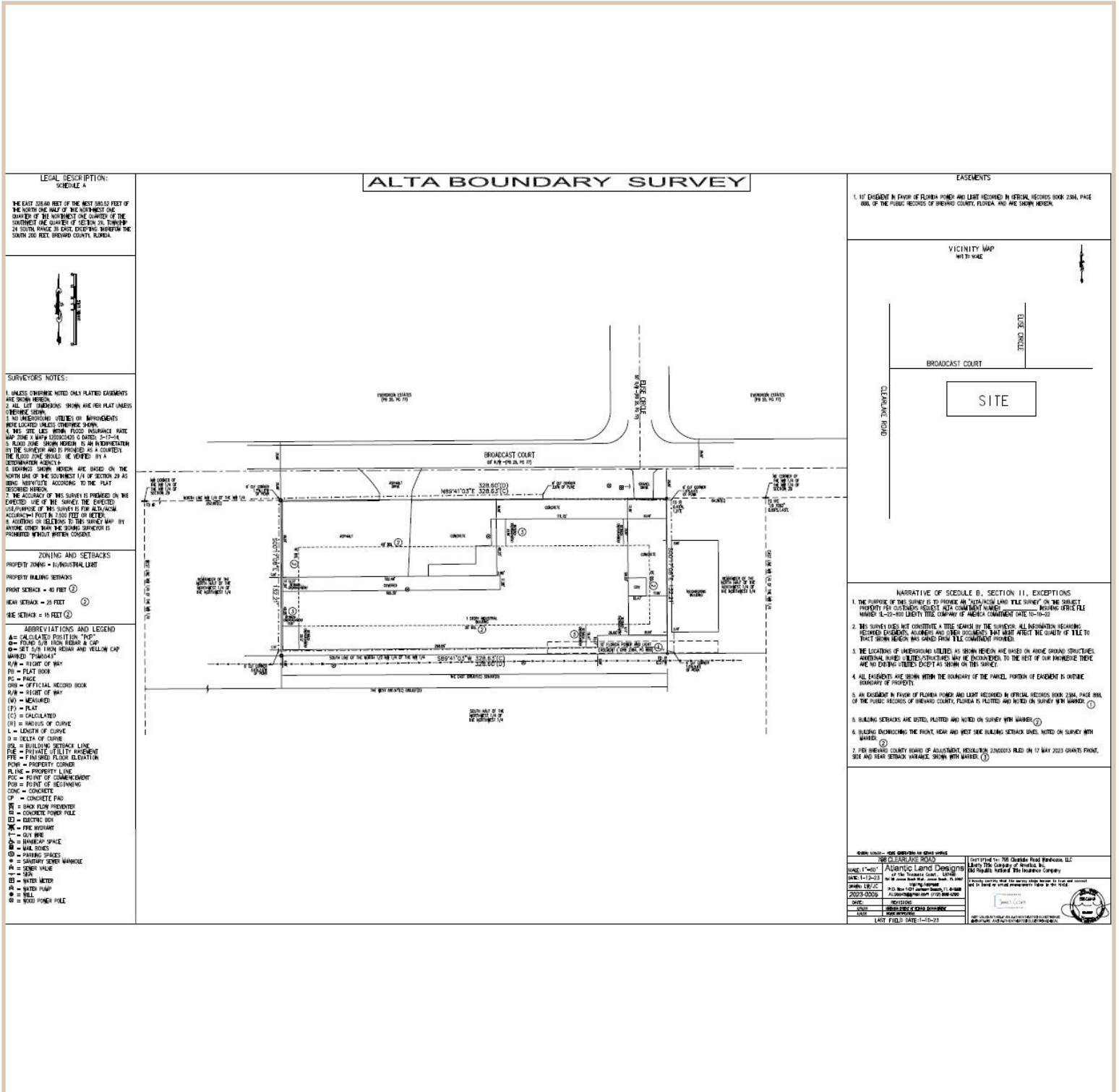
12,905 SF



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1963

CREATIVE CAVS INVESTMENT INC

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Aerial

Broadcast Court Industrial Complex

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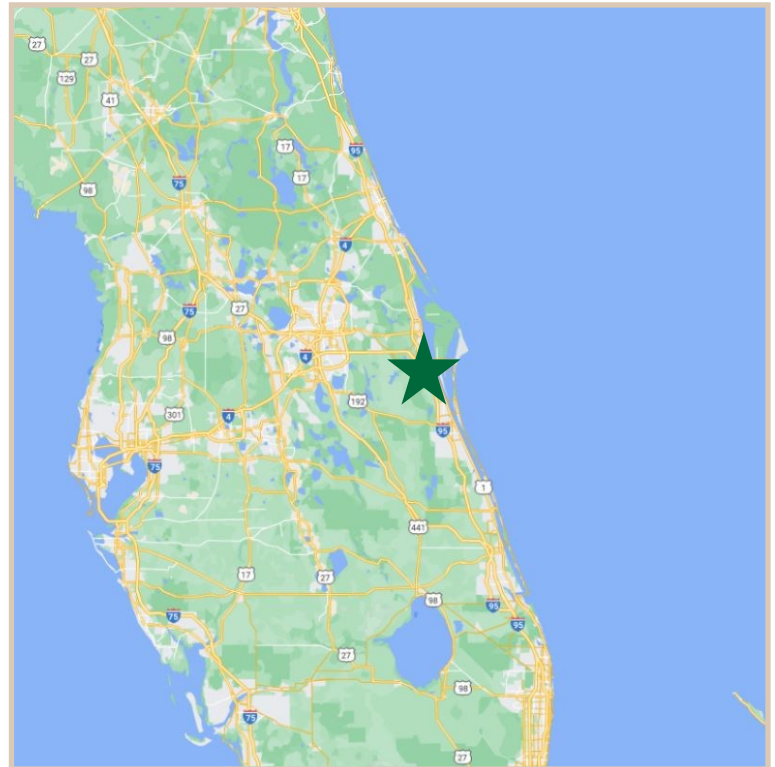
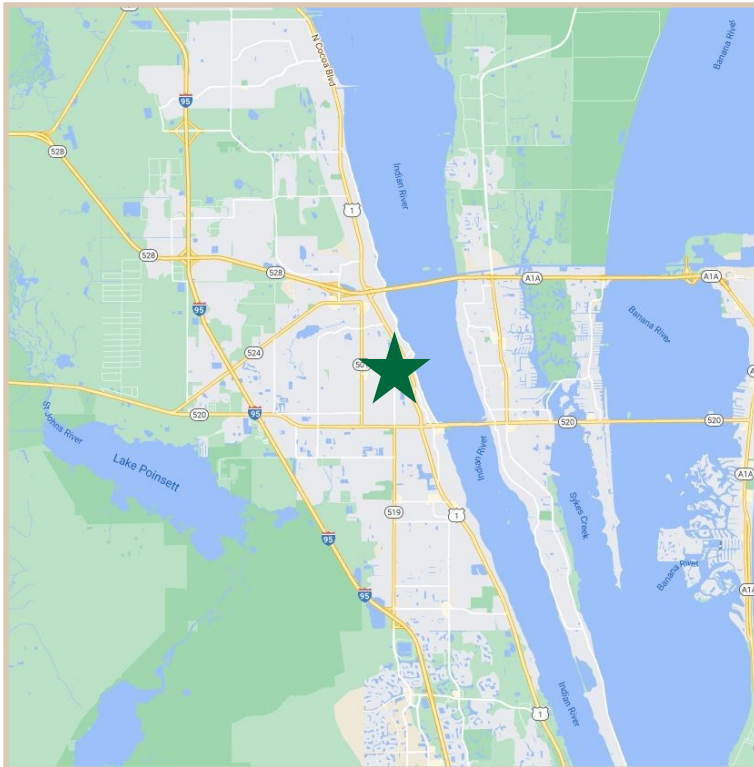
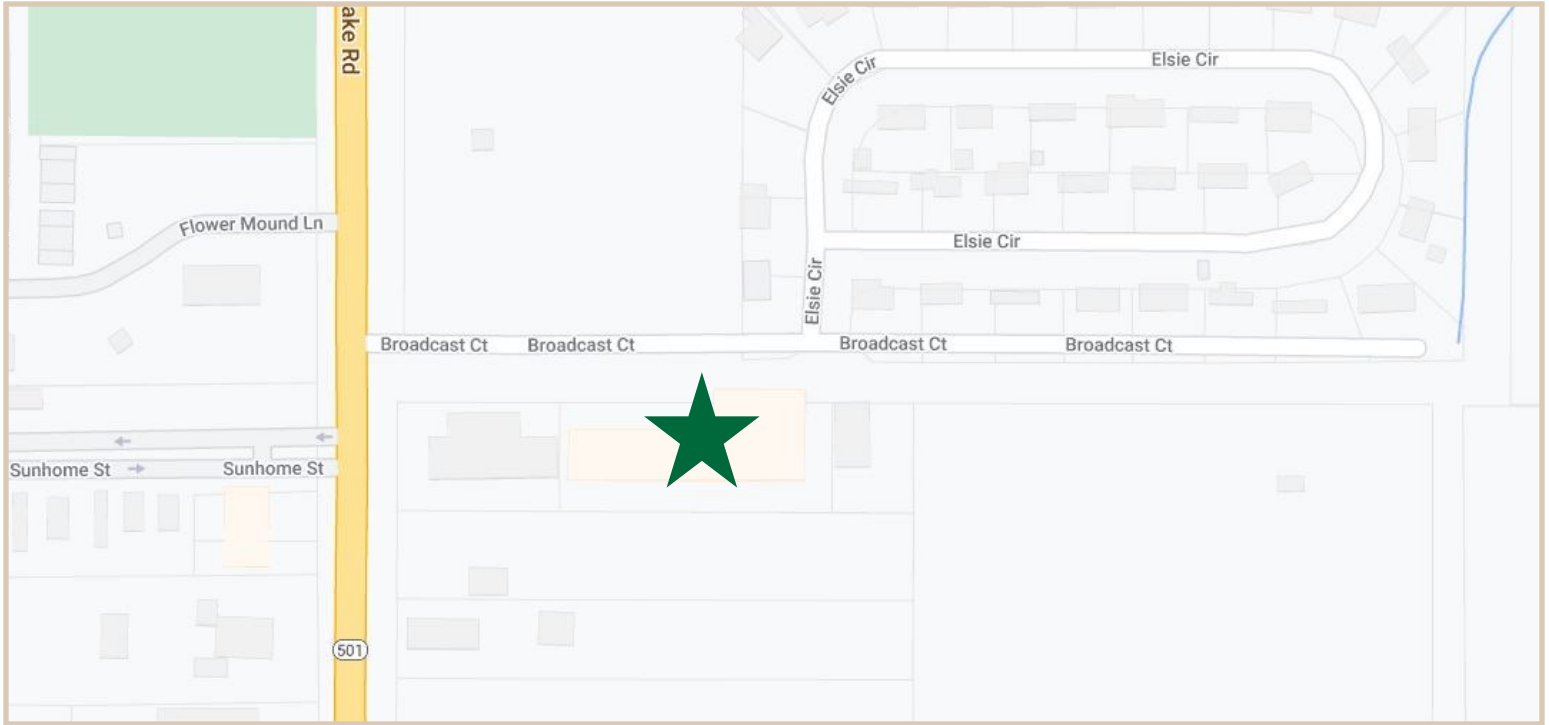
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LOCATION MAPS

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ADDITIONAL PHOTOS

Broadcast Court Industrial Complex

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1963

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