

±11.36 AC With Highway Exposure on SR-528

Ideal Site for Industrial Development

3250 Grissom Parkway
Cocoa FL 32934
[Google Maps](#)

±11.36 AC

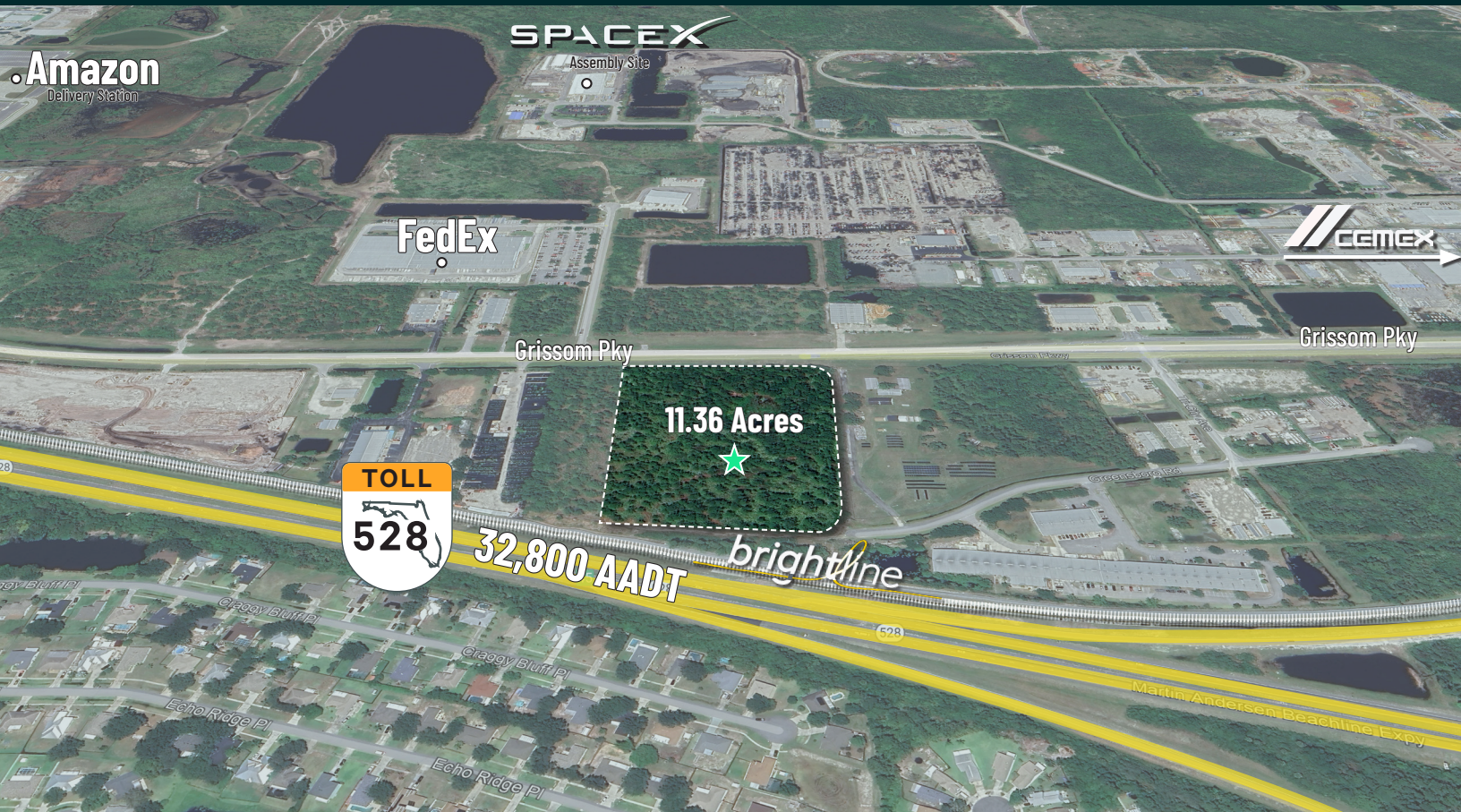
Total Acres

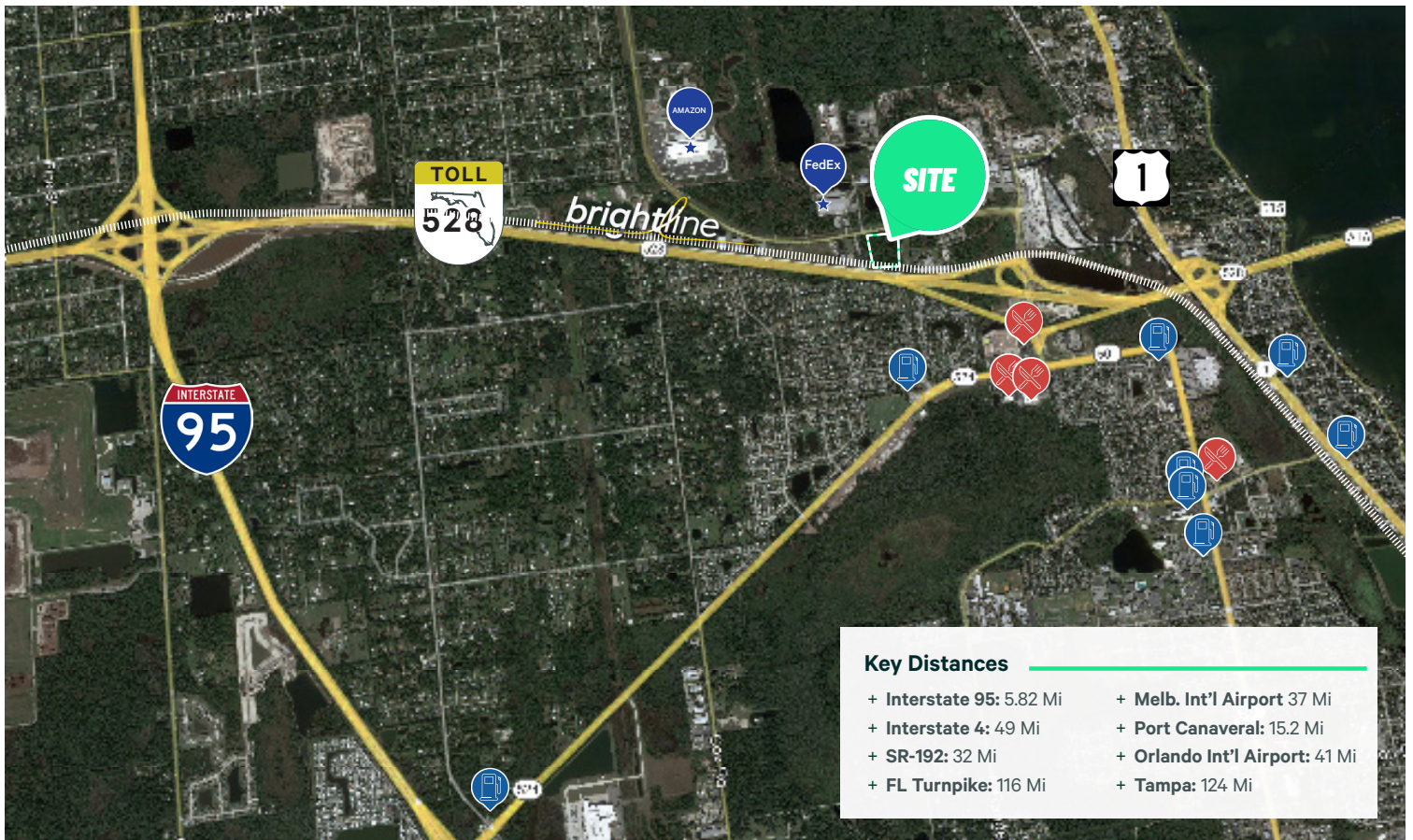
\$5M

Asking Price

IND-4

Industrial Zoning





Prime Location

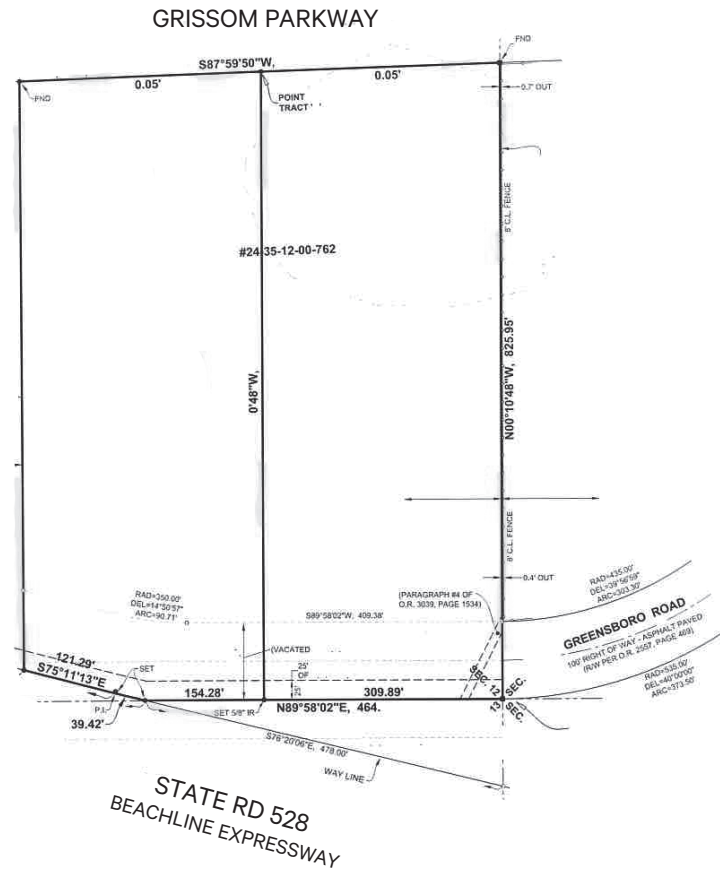
Located in Brevard County, FL, this parcel is situated on ±11.36 acres of land with highway exposure on SR-528. The property is zoned for industrial use, making it an ideal site for an Industrial Business park, equipped with amenities.

Property Highlights

- + 11.36 AC
- + 494,841 SF
- + IND-4 Industrial Vacant Land
- + SR-528 Highway Exposure / 32,800 AADT
- + Brightline Exposure along SR-528
- + 626.43' Direct Frontage on Grissom Parkway
- + Market: Brevard County
- + Parcel # 24-35-12-00-762

Utilities

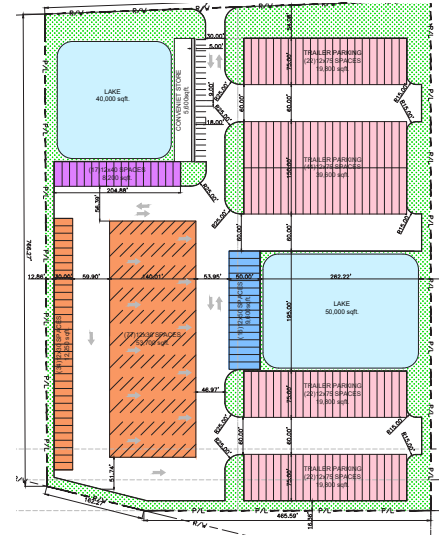
| | |
|------------------------------|-------------------------|
| Electric | Florida Power and Light |
| Water | City of Cocoa |
| Recycling, Yard Waste, Trash | City of Cocoa |
| 2023 Taxes | \$1,497,090 |



Conceptual Site Plan

- + Short term and long term parking
- + Onsite fuel and diesel fuel
- + Showers
- + Food for purchase
- + Property is fully gated
- + 254 parking spaces
- + Open 24 hours a day
- + 7 days a week

| | |
|--------------|---------------------------|
| 12'x75' | 110 Parking Spaces |
| 12'x50' | 16 Parking Spaces |
| 12'x40' | 17 Parking Spaces |
| 12'x30' | 111 Parking Spaces |
| TOTAL | 254 Parking Spaces |



Location Overview

Cocoa is a city located in Brevard County, Florida, and is home to several major companies in industries such as aerospace, defense, and semiconductor manufacturing. With a population of over 157,000, Brevard County offers a large and diverse labor pool, making it an attractive location for businesses. The city's strong manufacturing and aerospace sectors are supported by companies like Harris Corporation, L3Harris Technologies, Intersil Corporation, DRS Technologies, and Northrop Grumman Corporation. These companies contribute to the city's thriving business climate, which is further enhanced by its favorable tax rates and supportive local government. Additionally, Cocoa's proximity to major transportation routes and its high quality of life, including beautiful beaches and recreational opportunities, make it an ideal choice for businesses looking to establish or expand their operations in Florida.

DEMOGRAPHICS (10 MILES)



6,635
BUSINESSES



157,331
POPULATION



75,795
16+ IN LABOR FORCE



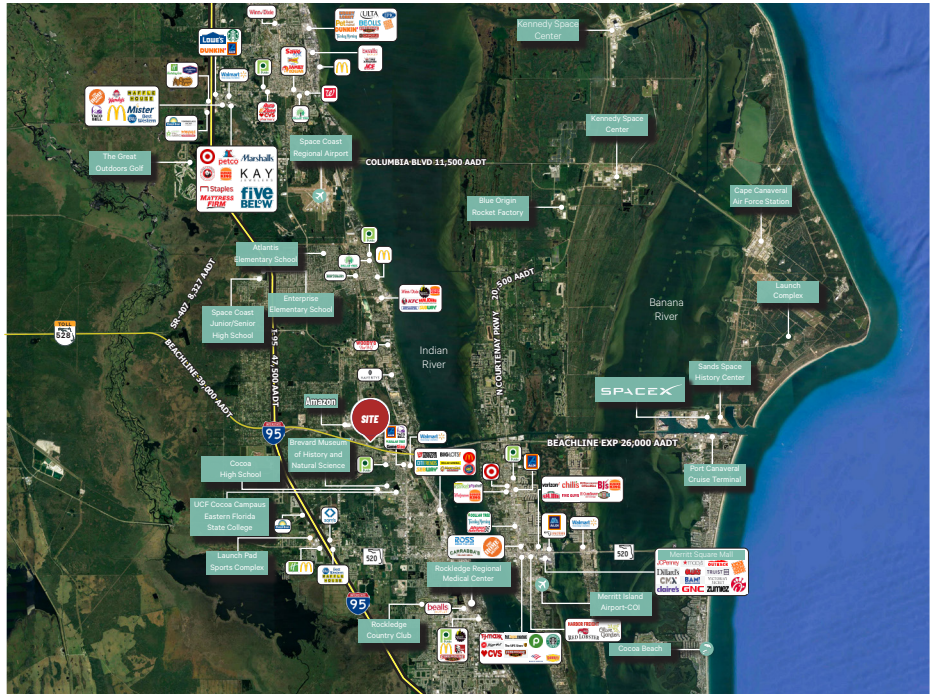
66,394
EMPLOYEES



\$98,767
AVERAGE HH INCOME

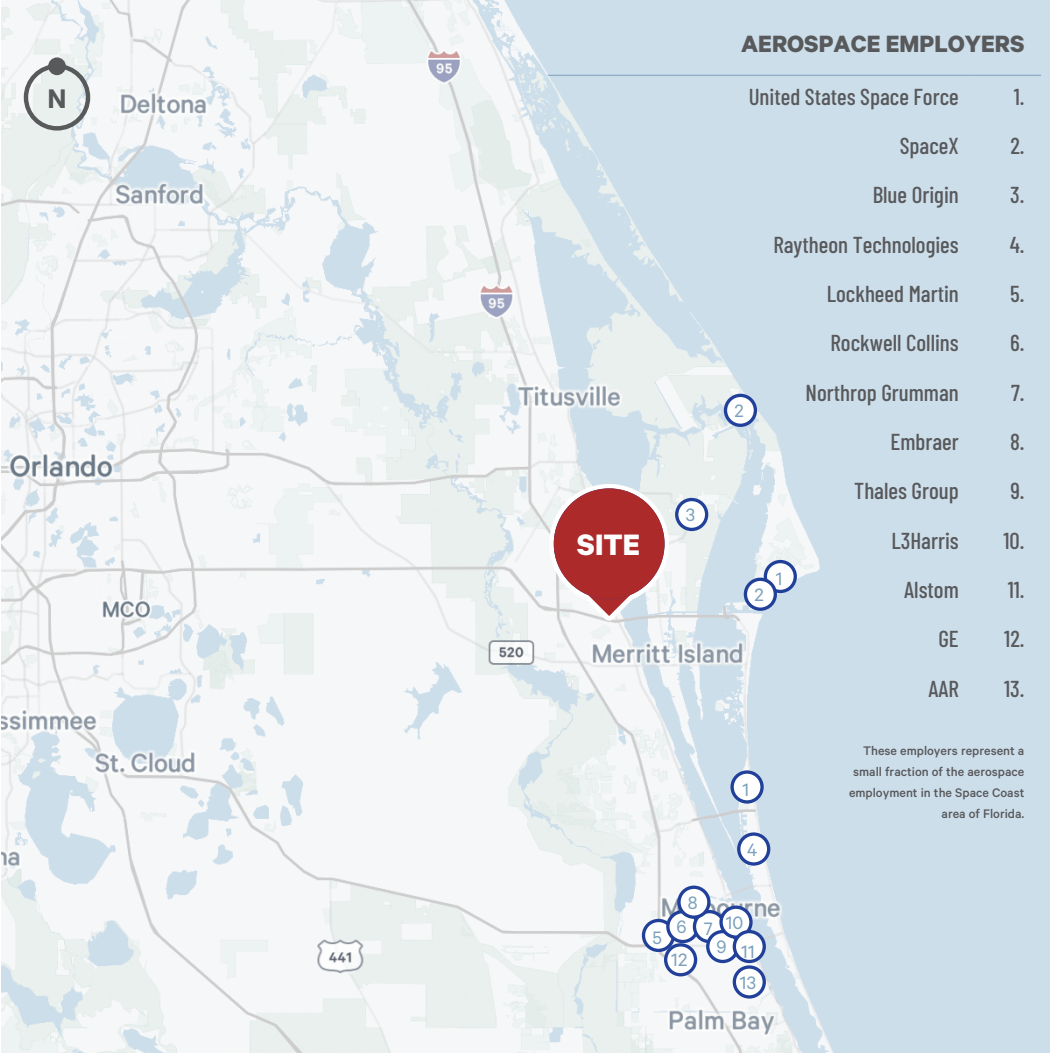


20.1%
HIGHER EDUCATION



Brevard County Overview

- + Brevard County is known for its high-tech economy, innovative STEM technology, and growth in the workforce and job market. With growth potential in all these up-and-coming industries comes a demand for industrial commercial properties.
- + The private space exploration industry is unofficially headquartered in the region. Both SpaceX and Blue Origin maintain operations in the area.



AEROSPACE EMPLOYERS

- United States Space Force 1.
- SpaceX 2.
- Blue Origin 3.
- Raytheon Technologies 4.
- Lockheed Martin 5.
- Rockwell Collins 6.
- Northrop Grumman 7.
- Embraer 8.
- Thales Group 9.
- L3Harris 10.
- Alstom 11.
- GE 12.
- AAR 13.

These employers represent a small fraction of the aerospace employment in the Space Coast area of Florida.

SPACE COAST RATINGS



#1 Most Highly Concentrated High-Tech Economy in Florida
(Milken Institute, 2019)



Port Canaveral, busiest port in the world in 2022
(Seatrade, 2023)



#2 Fastest growing tech center in the US
(Bureau of Labor Statistics Quarterly Census of Employment and Wages data, 2022)



More engineers per capita than large US metros including Silicon Valley



Top 10 Best Cities for STEM Jobs
(Forbes.com)



#1 best places to live in Florida
(US News and World Report, 2021-2022)



#1 State for higher education for seven consecutive years
(US News & World Report, 2023)

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