

FOR SALE

Lake Drive Industrial Complex

1501-1503 Lake Drive, Cocoa FL, 32922

PROPERTY FACTS

Building Area:	9,450 SF
No. of Units:	9 Warehouse Units 1 Office Unit
Unit Range:	1000 SF Warehouse Units
Year Built:	1973
Construction:	Enamel Steel Exterior Walls and Rigid Steel Truss
Roof:	Metal Roof
Ceiling Height:	13 ft

Listing Price: \$1,050,000.00



Offering Summary

Lake Drive Industrial Complex presents a compelling opportunity to acquire a multi-tenant industrial asset with flexible small-bay warehouse units in Cocoa, Florida. The property consists of approximately 9,450 SF across 9 warehouse units and 1 office unit, with most warehouse units around 1,000 SF and select units offering the ability to combine for larger space. The property's functional layout, roll-up door access, and Modified Gross lease structure support a wide range of small industrial, service, storage, and trade-oriented users.

Key Value Drivers

- Flexible small-bay industrial layout supporting a variety of warehouse, service, contractor, and storage users.
- Most warehouse units are approximately 1,000 SF, with combined unit potential for larger users.
- Each warehouse unit includes roll-up door access, supporting easy loading, access, and tenant operations.
- Convenient location near **State Road 520**, providing access toward Orlando and nearby beachside communities.
- Two entrances off Lake Drive with front parking and additional parking in the rear.
- Recently painted buildings with a paved parking lot, improving curb appeal and tenant usability.

Location Positioning

Lake Drive Industrial Complex is positioned in Cocoa, Florida, adjacent to **State Road 520**, providing direct access toward Orlando, Cocoa, Merritt Island, and the surrounding beachside communities. The location supports continued demand from small industrial, warehouse, automotive, contractor, and service-based users seeking functional space with convenient regional access.



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*Commercial Property Management,
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Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

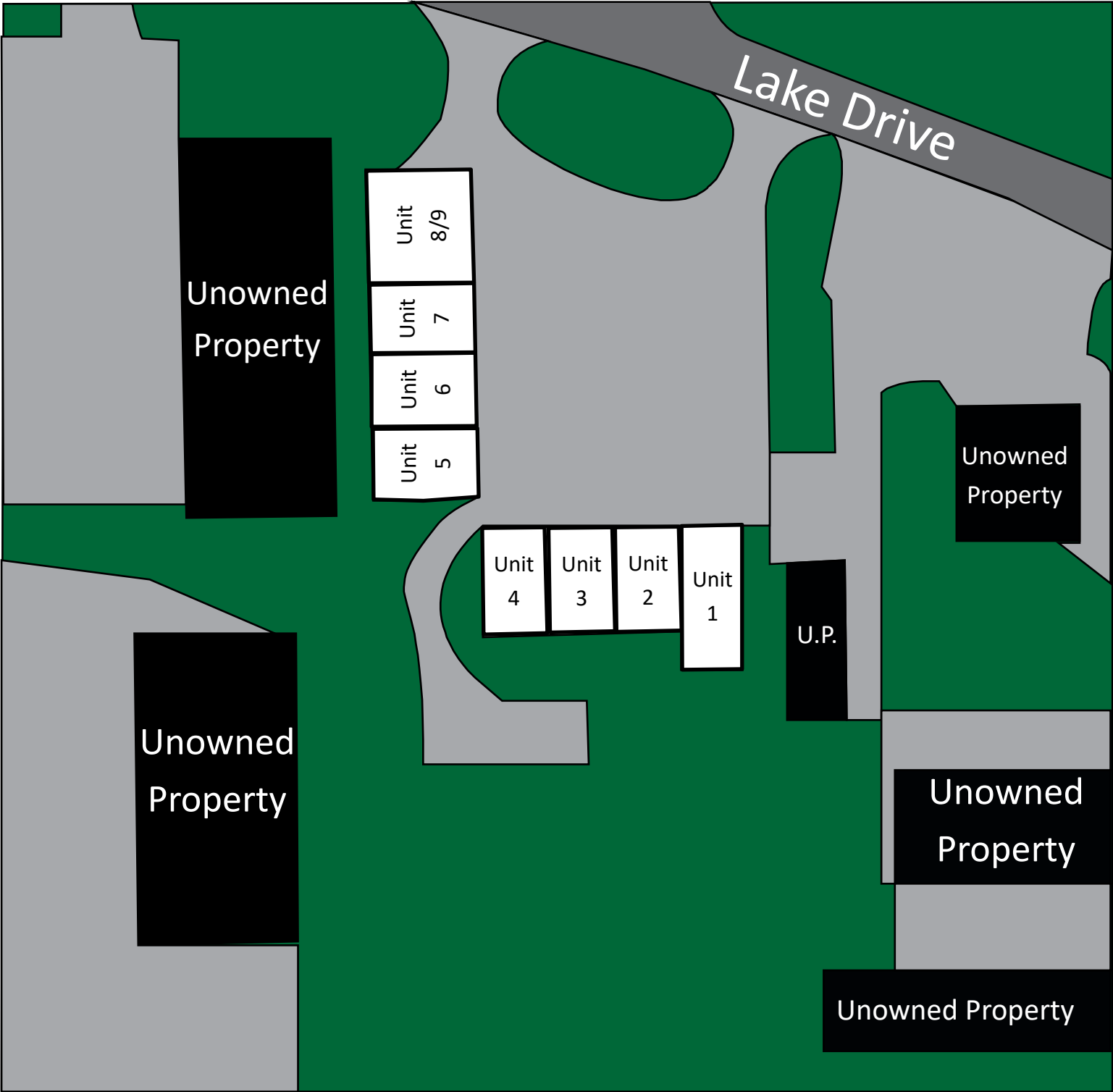
Brevard County: 321.725.1961
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SITE PLAN

Lake Drive Industrial Complex

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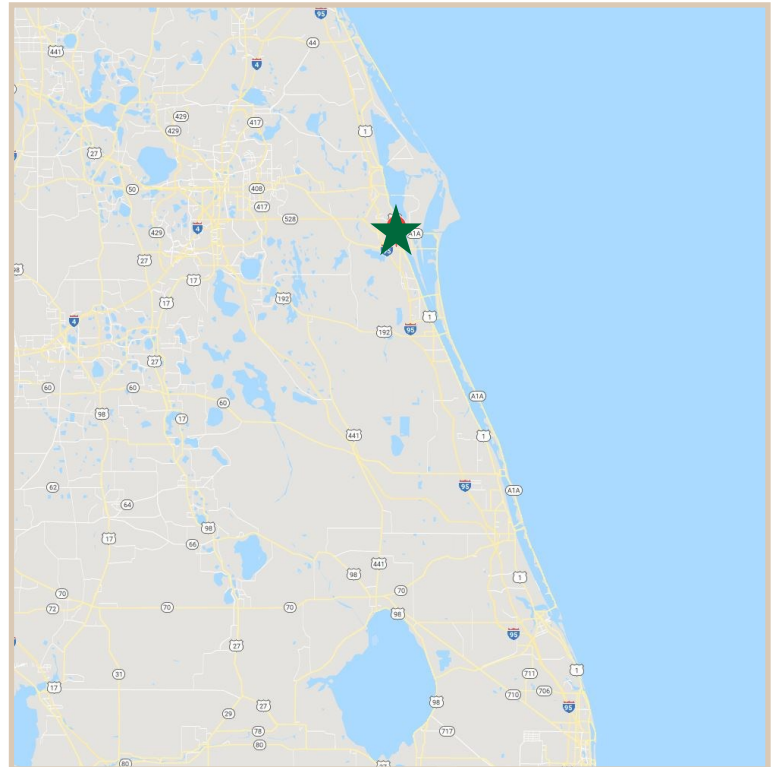
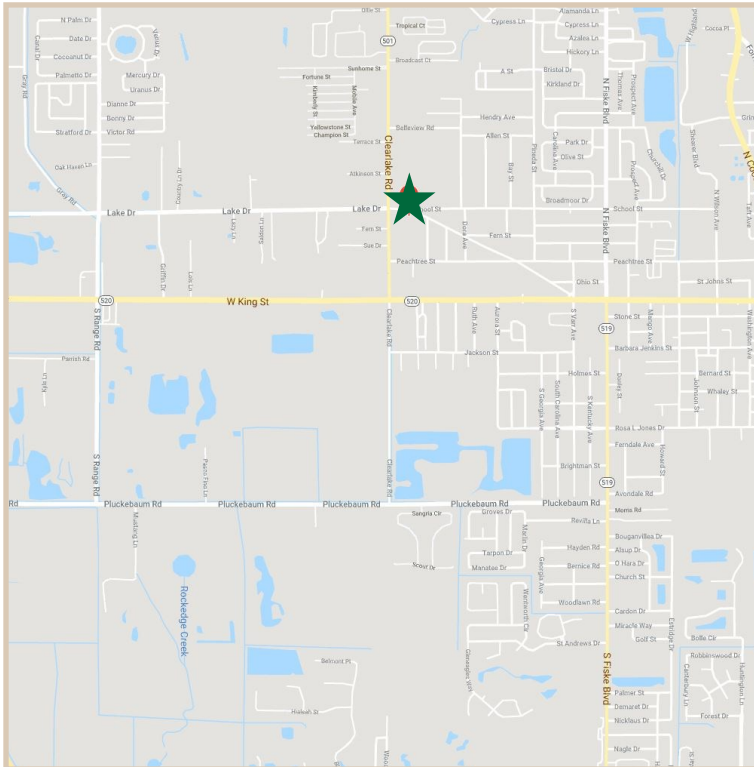
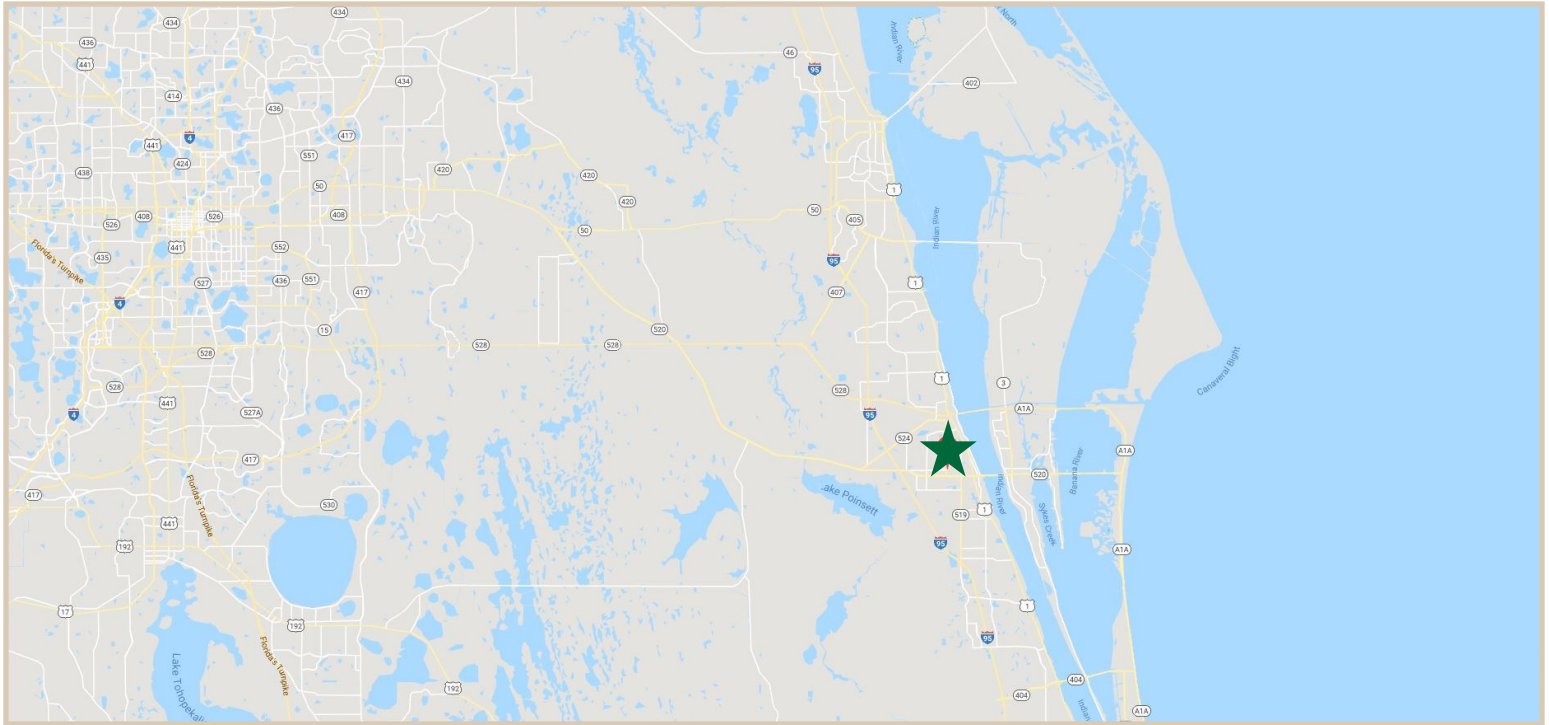
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LOCATION MAPS

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SIGNAGE

Lake Drive Industrial Complex

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ADDITIONAL PHOTOS

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