

New Construction On Viera Boulevard

1006 Viera Boulevard, Rockledge, FL 32955

Delivery Q4 2026 / Straight Shot to I-95 / Rare Viera Boulevard Frontage



OFFERING SUMMARY

Available SF: 3,430 - 6,860 SF

Lease Rate: \$27.50 SF/yr (NNN)

Acreeage: 1.63 Acres

Facility SF: 13,778 SF

PROPERTY OVERVIEW

Construction Underway! Estimated Delivery Q4 2026

Unit 101: 3,430 SF. Roughly 43' Wide x 80' Deep

Unit 102: 3,430 SF. Roughly 43' Wide x 80' Deep

Unit 103: 6,918 SF. LEASED to Crossfit Viera

Units 101 & 102 can be Leased Individually or Combined for 6,860 SF

To be Delivered with Concrete Flooring & Power/Plumbing Stubbed In

Est. 24' Clear Height. Each Unit One 12' Wide x 14' Tall +/- Grade Level

46 Common Paved/Striped/Illuminated Parking Spaces

Cocoa Water, County Sewer, 3-Phase 120/208v 200amp FPL Electric

Traffic Count est. 21,000 VPD on Viera Boulevard

LOCATION OVERVIEW

Strategically positioned directly on Viera Boulevard which is the primary area connector between US1, Interstate 95, and Stadium Parkway. Surrounding employers include Satcom Direct, Carroll Distributing, Home Depot, and Whole Foods to name a few. Lots of schools, golf/country clubs, shopping and dining nearby. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

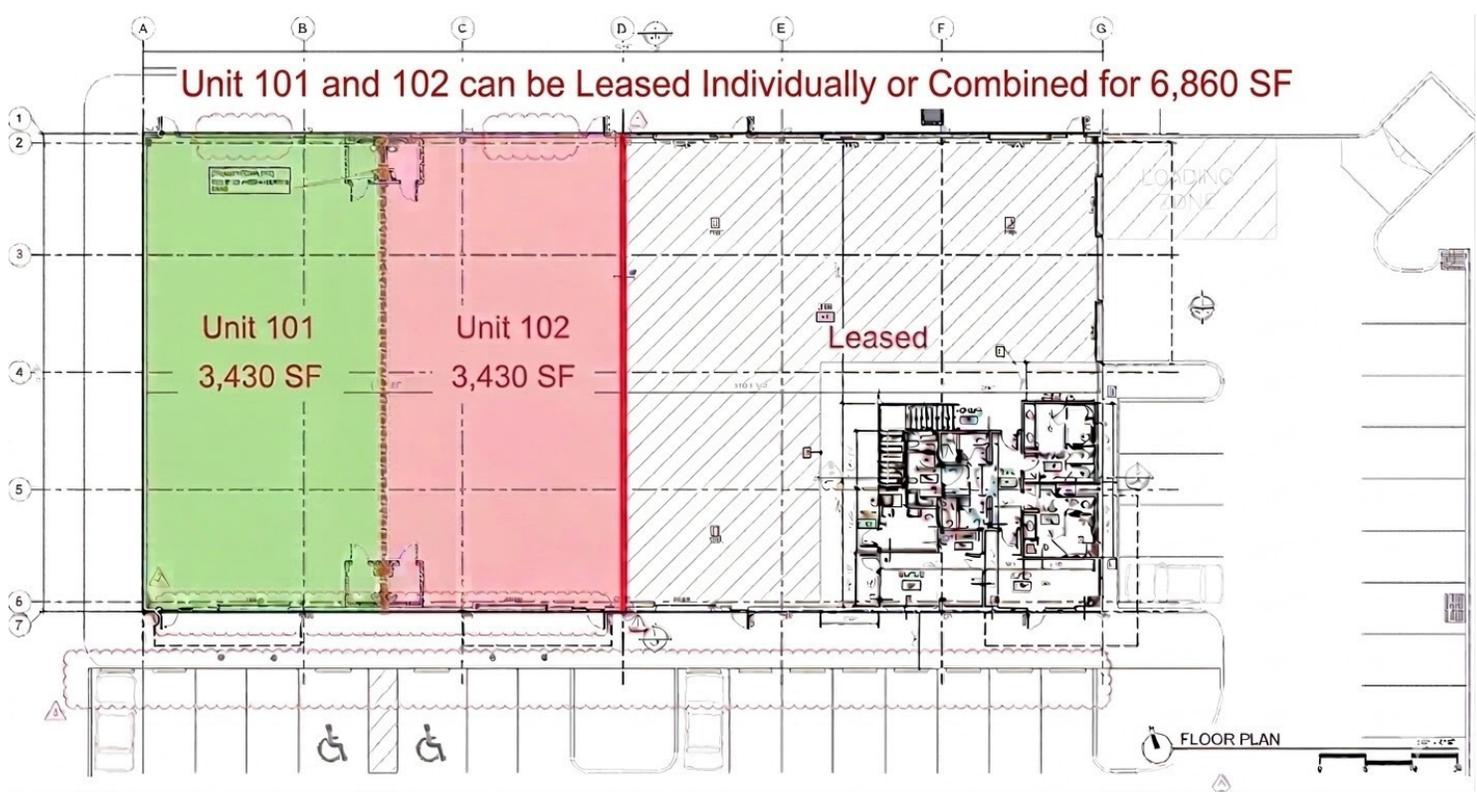
Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



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Floor Plan



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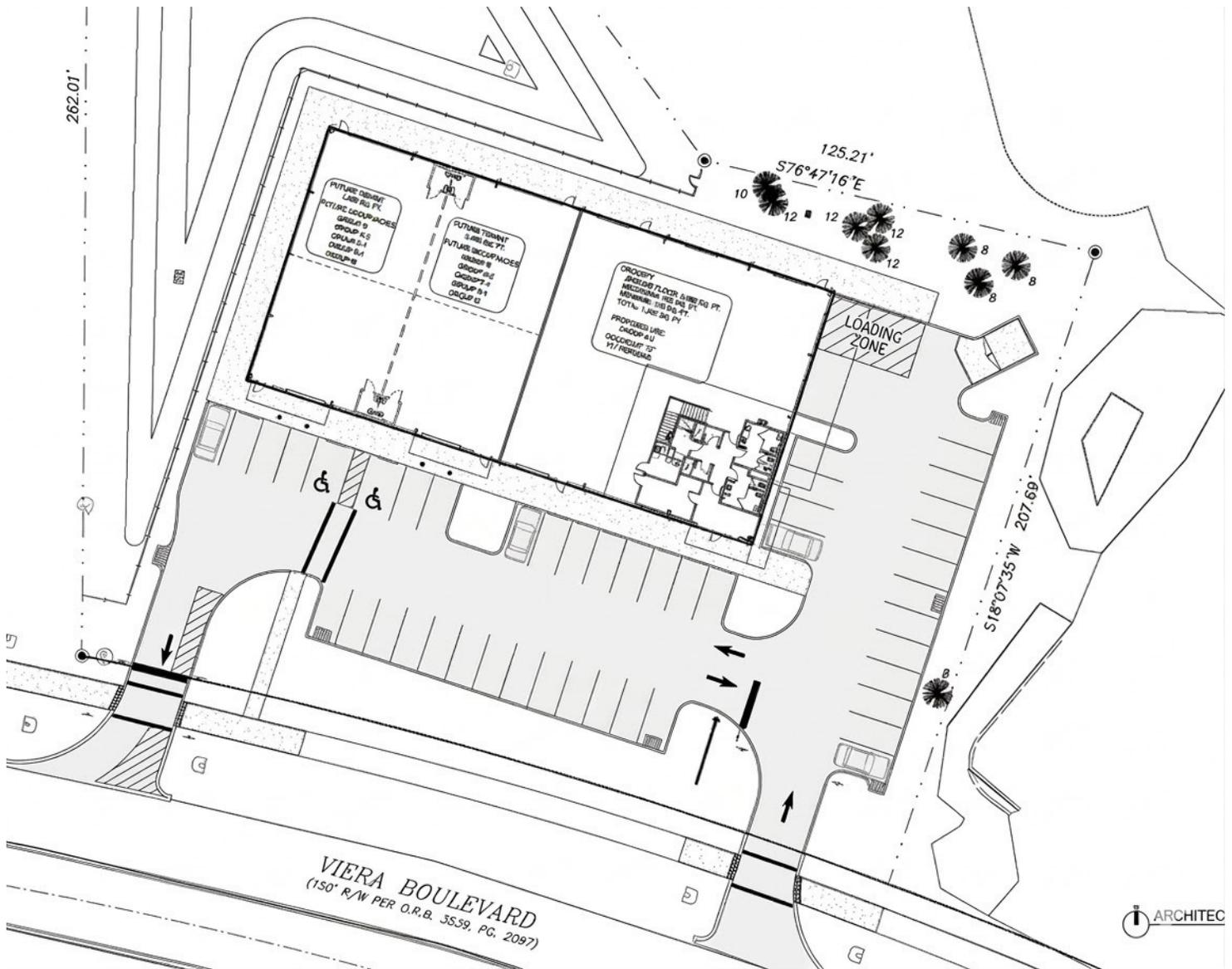


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Site Plan



ARCHITECT



Individual Members
Michael S. Ullian

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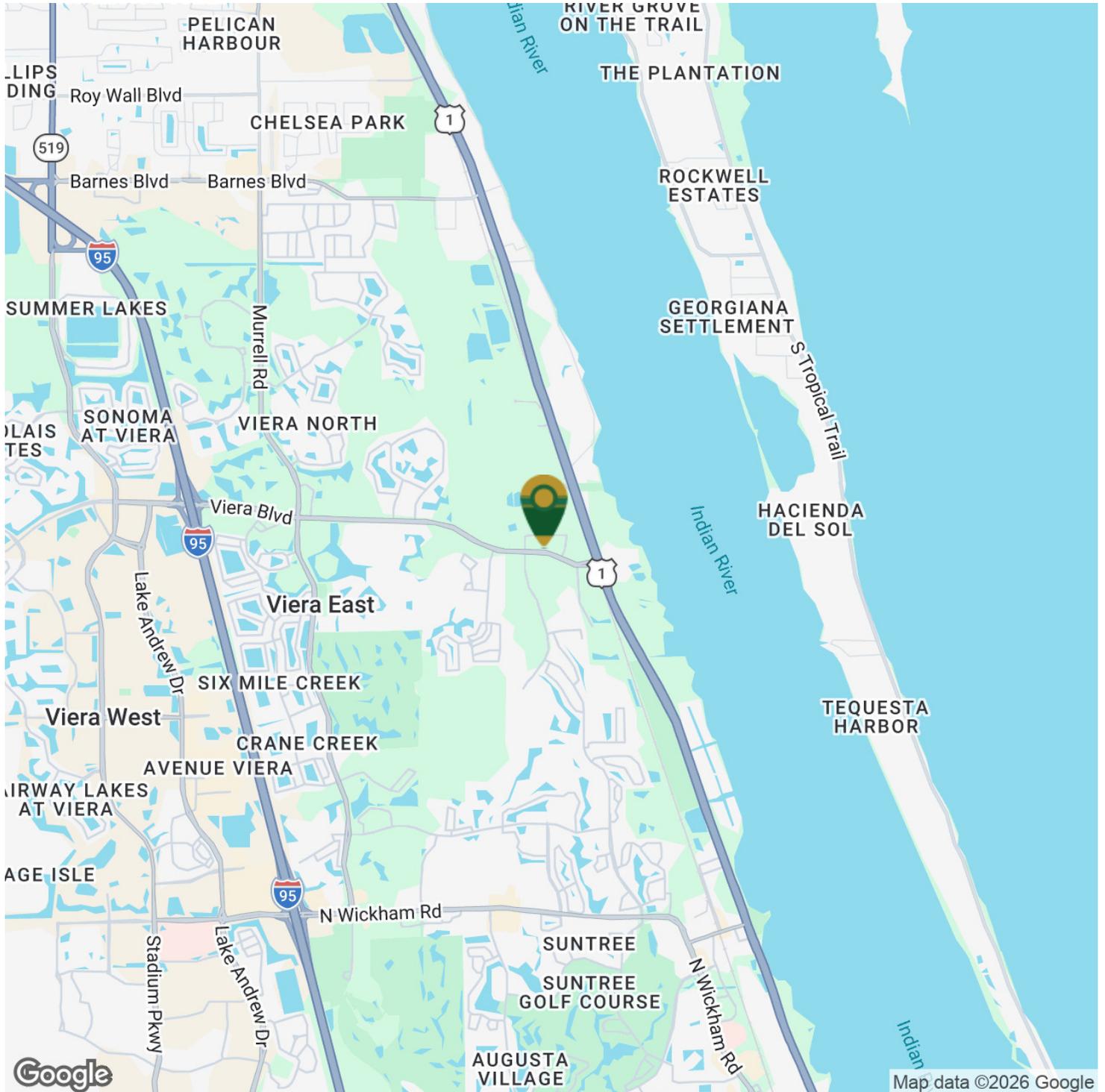


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Location Map



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

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