

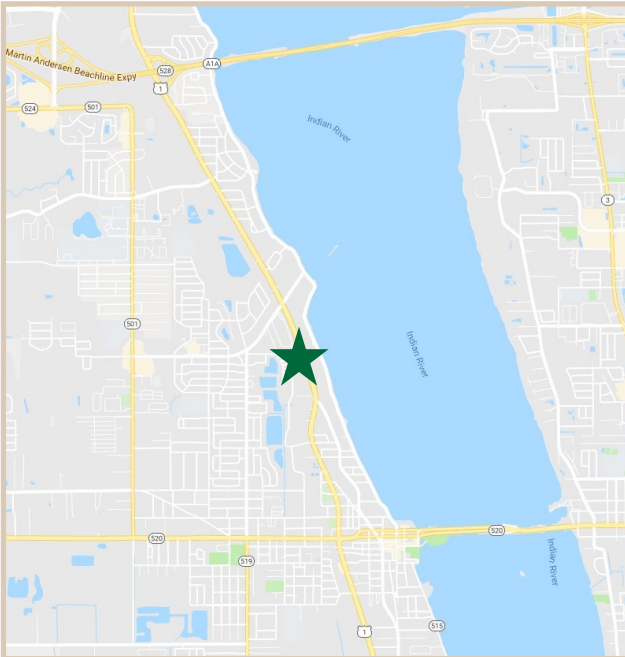
# FOR LEASE

Cocoa Warehouse

951 N Cocoa Blvd Cocoa, FL

## PROPERTY FACTS

Building Area:	12,769 Sq. Ft.
Floors	One (1) Floor
No. of Units	Single Unit
Construction	Concrete Block & Stucco
Roof	Built up Roof/Wood Truss
Overhead doors	Two (2) Overhead doors
Ceiling Height	Fourteen (14) Feet High
Utilities:	City Water/Sewer
Power	FPL Electric
Zoning	C-G General Commercial
Lease Type	Modified Gross



## PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Target Market Variability	Located directly on US-1 with central access to cities within Brevard County. Would be great as a midpoint distribution center from Orlando and South-Central Florida.
Layouts	One Office with a small lobby, under air. Two bathrooms for back office. Cannot be separated.
Capital Expenditures	We've installed a brand new roof, refreshed the siding, installed a new monument sign, resurfaced the parking lot and repainted the building inside and out.
Security	We've installed a fence around the back of the property to isolate access from the railroad.



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www.vscrc.com

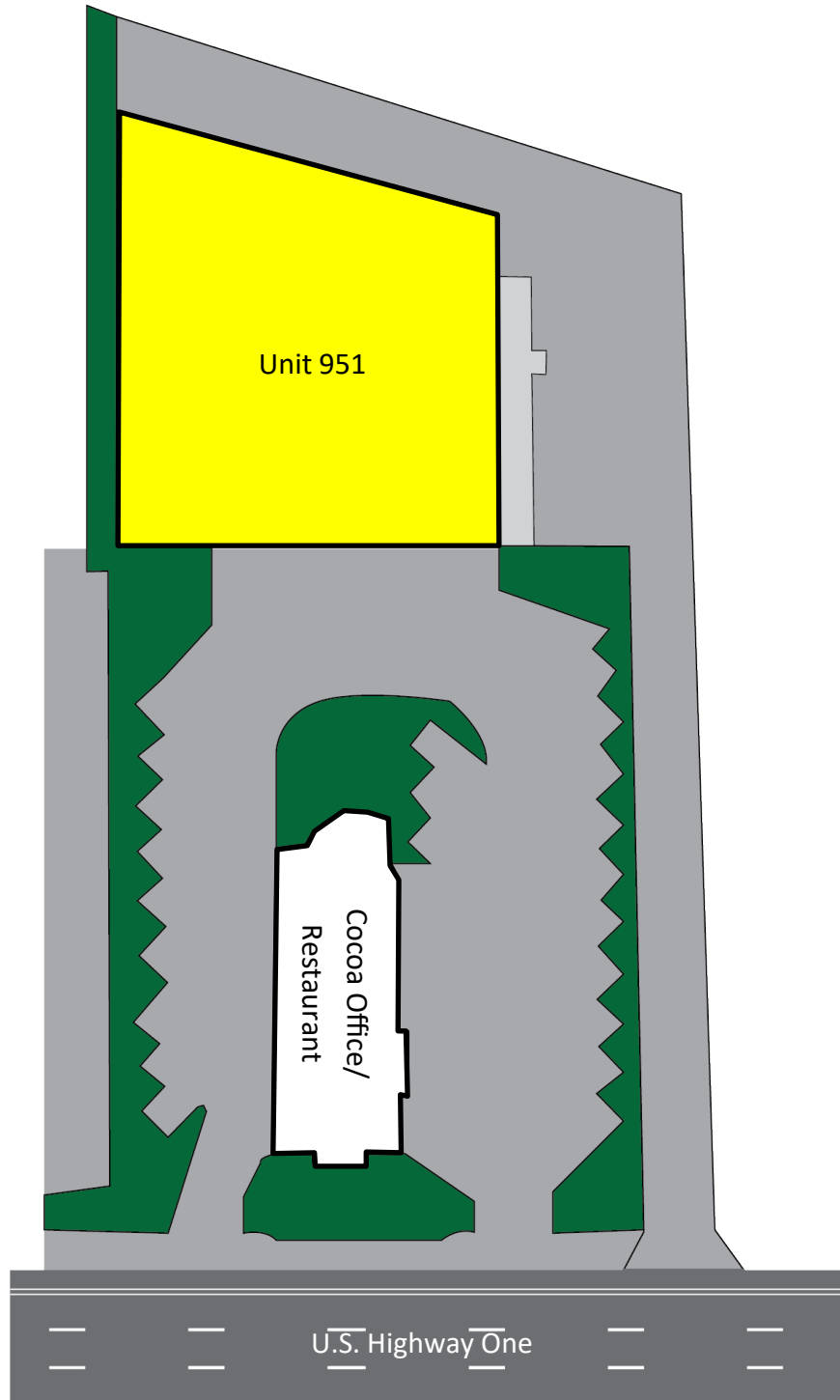
### CONTACT INFO:

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

# SITE PLAN

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# UNITS COMING AVAILABLE

Cocoa Warehouse

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Unit	Size	Rate	Monthly Rate	Utilities Included				Date Available
				Water	Electric	Trash	Cable	
951	12,769 SF	\$10.00 SF/ YR	\$10,640.83	Yes	No	No	No	10/01/2027



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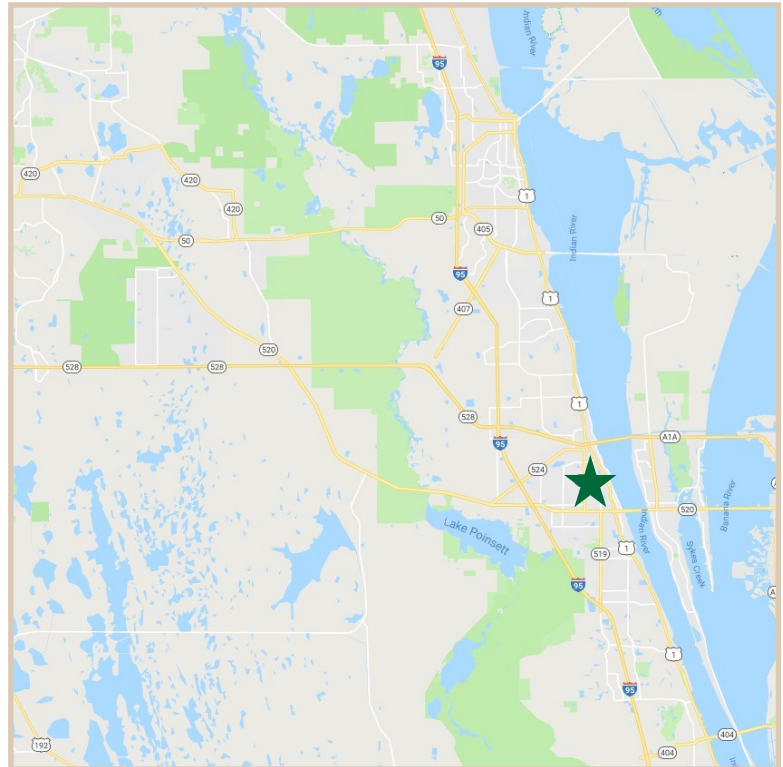
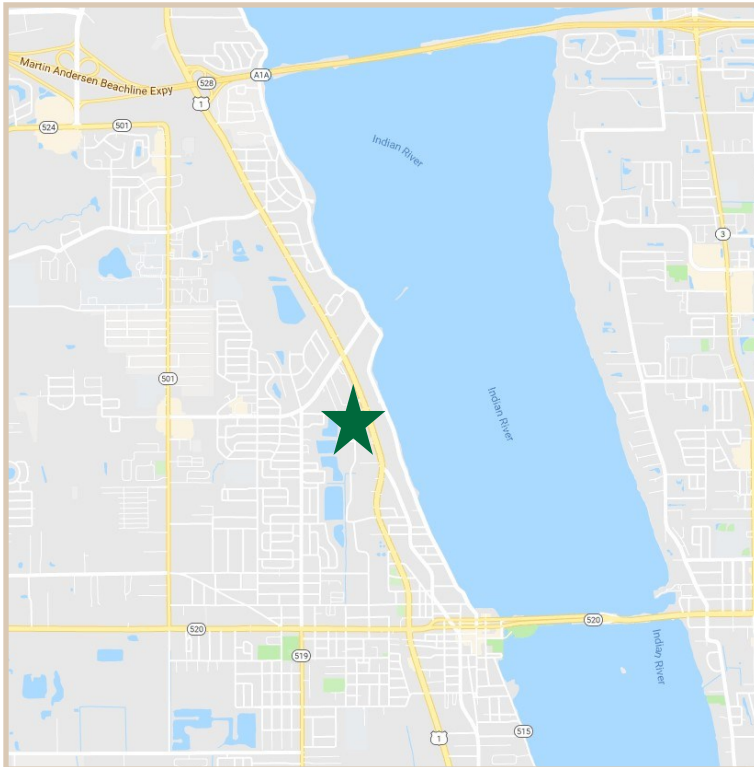
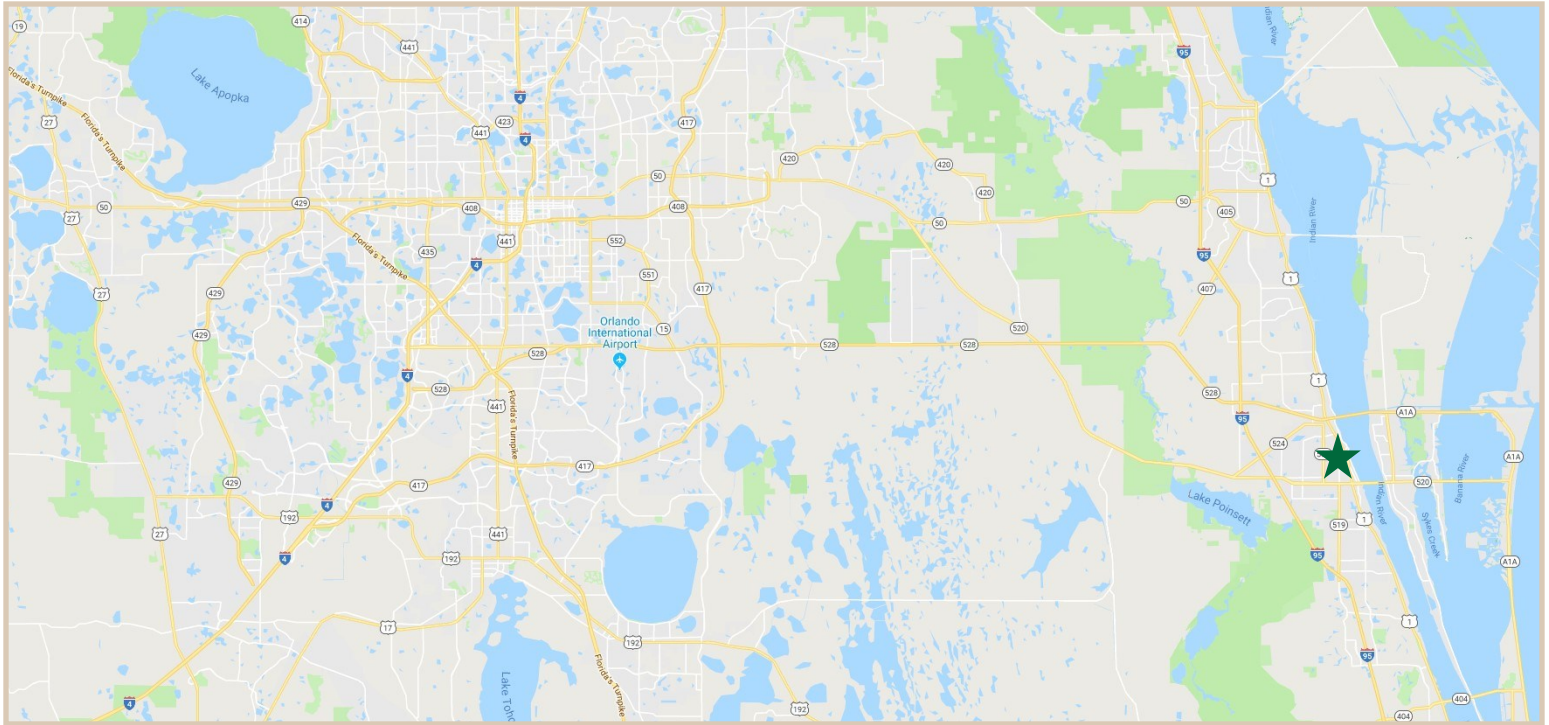
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

Cocoa Warehouse

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