

Stand Alone Automotive Building In Heart Of Brevard County

2156 W. King Street, Cocoa, FL 32926

Centrally Located / FF&E Negotiable / Straight Shot to I-95



OFFERING SUMMARY

Available SF: 3,690 SF

Lease Rate: \$8,500.00 per month
(NNN)

Acreage: 0.48 Acres

Zoning: Brevard County (BU-2)

PROPERTY OVERVIEW

Est. 780 SF HVAC Office/Showroom + 2,460 SF Workshop + 450 SF Pole Barn
Bonus Upstairs Mezzanine est. 780 SF. Ceiling Height est. 7' in Mezzanine
Concrete Flooring and est. 16' Clear Height Throughout Workshop
One Subsurface Vehicle Inspection Pit
Six 12' x 12' +/- Grade Level Doors + Four 10' x 10' +/- Doors
Cocoa Water, County Sewer, 3-Phase 120/240v Electric. Compressed Air Lines
8 Parking Spots. Potential Outdoor Storage / Overflow Parking (Call for Details)
Traffic Count est. 22,500 VPD on State Road 520
Remaining FF&E Negotiable

LOCATION OVERVIEW

Strategically positioned directly on State Road 520 which is an immediate connector between Interstate 95, US1 and the beaches. Primary Automotive Corridor... Surrounding businesses include Bob Steele Chevrolet, Boniface Hiers Chrysler Dodge Jeep, Space Coast Honda, Cocoa Hyundai and Cocoa Ford to name a few. Historic Downtown Cocoa Village is a short drive away. Call today for details!

Zach Ullian, SIOR

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Individual Members
Michael S. Ullian
Zachary M. Ullian

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Aerial



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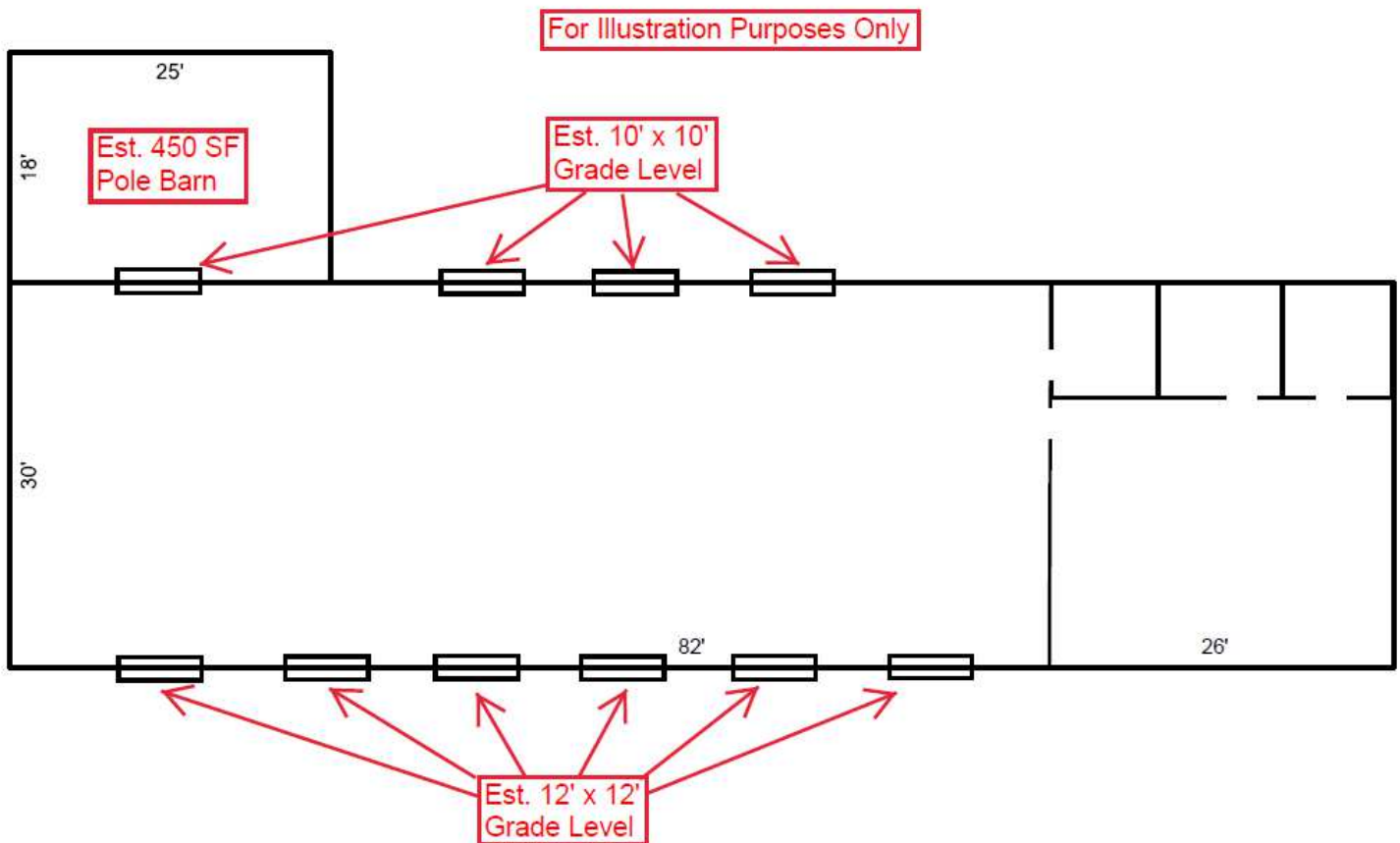


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Floor Plan (For Illustration Purposes Only)



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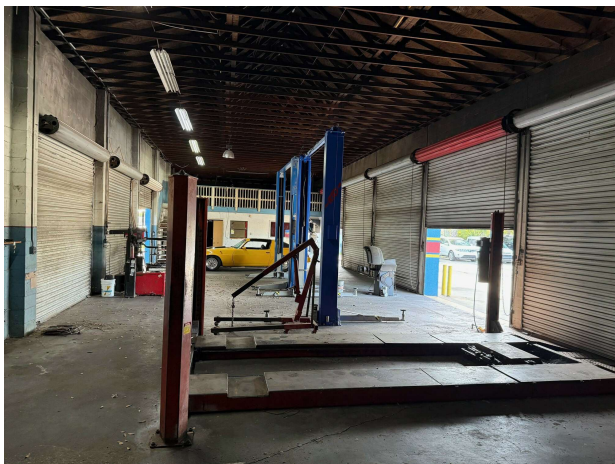
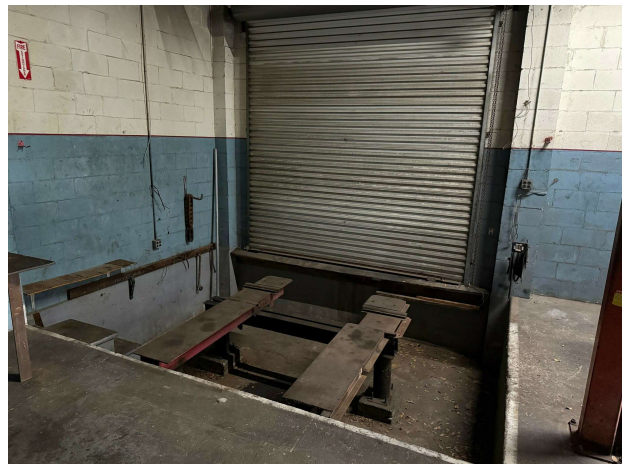
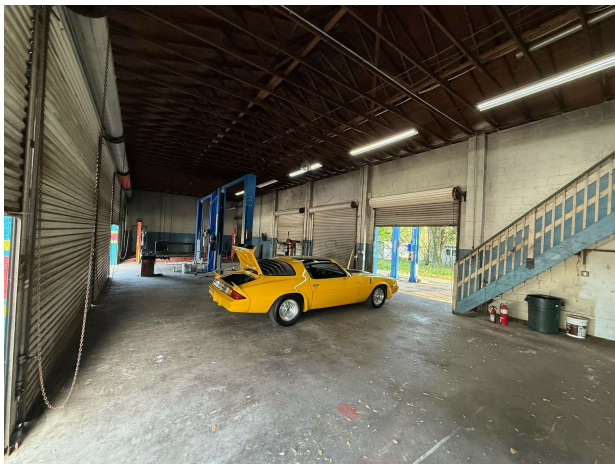
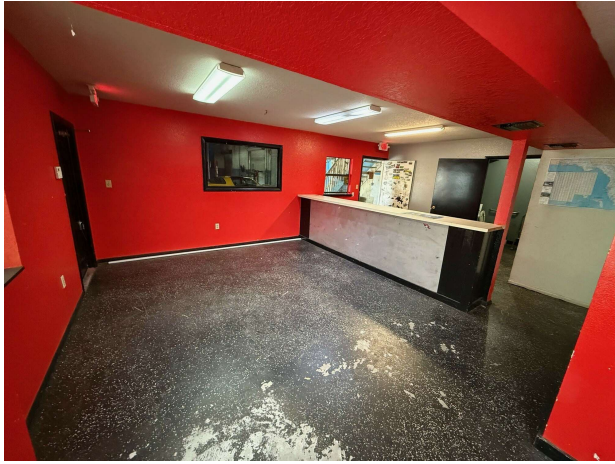


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Additional Photos



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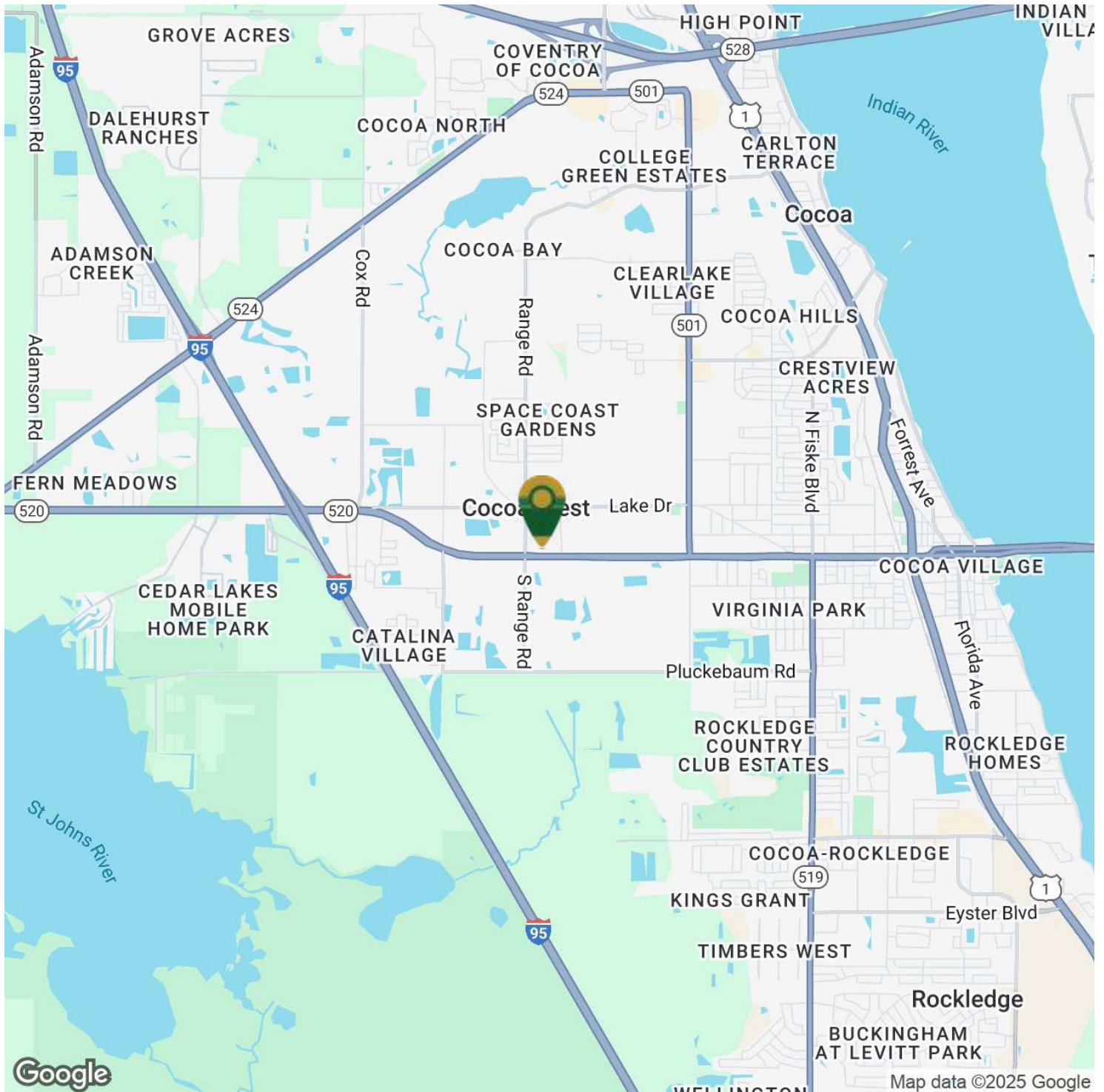


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Location Map



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