



FLEX SPACE FOR LEASE
849 N COCOA BLVD



HIGHLIGHTS

- 6,000 SQUARE FEET | NEWLY RENOVATED
- OPEN FLOOR PLAN & CORNER RESTROOMS
- AMPLE PARKING | REAR STORAGE
- DIRECT STREET FRONTAGE

FOR INFO



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PROPERTY SUMMARY

LOCATED IN COCOAS PREMIER INDUSTRIAL PARK OFF OF US HIGHWAY 1. THIS 6,000 SQUARE FOOT INDUSTRIAL FLEX SPACE OFFERS DIRECT STREET FRONTAGE AT A FOUR WAY TRAFFIC STOP AND ALLOWS FOR EASY ACCESS TO STATE ROAD 528 AND 520. THE FACILITY HAS JUST BEEN RENOVATED WITH NEW PAINT, LED LIGHTING, RESTROOMS, AND MORE. THIS OPEN FLOOR PLAN CREATES AMPLE OPPORTUNITY TO HOUSE YOUR BUSINESS IN THE CENTER OF THE SPACE COAST, CONTACT US TODAY FOR MORE INFO!

OVERVIEW

PARCEL ID24-36-28-00-12.2
SQUARE FEET 6,000
TENANCY SINGLE
LEASE TYPE NNN
ASKING \$13.50/SF
CAM FEE \$2.25/SF

LOCATION

WITH DIRECT ACCESS TO US HIGHWAY 1 BETWEEN STATE ROAD 520 & 528 JUST MINUTES FROM I-95, THIS LOCATION CREATES EASY ACCESS AND A CENTRALIZED LOCATION FOR YOUR BUSINESS TO ACCESS ALL MAJOR ROADWAYS AND BE CENTERED ON THE SPACE COAST.

SITE PLAN



AVAILABLE SPACE

UNIT 849

SQFT 6,000

MEZZANINE 4,000

ASKING \$13.50/SF/YR

CAM \$2.25/SF/YR

POWER 3 PHASE

OH DOORS (1) 12'

CLEAR HEIGHT 15'

SPACE PHOTOS

