

**FOR LEASE**  
**±26,522 SF**

**Industrial Manufacturing**  
**& Flex Space Available**



**275 Barnes Blvd**  
**Rockledge, Florida**



**CALL FOR INFO**

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**LIGHTLE**  
**BECKNER**  
**ROBISON**

• INCORPORATED •  
COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE INDUSTRIAL FLEX & WAREHOUSE SPACE



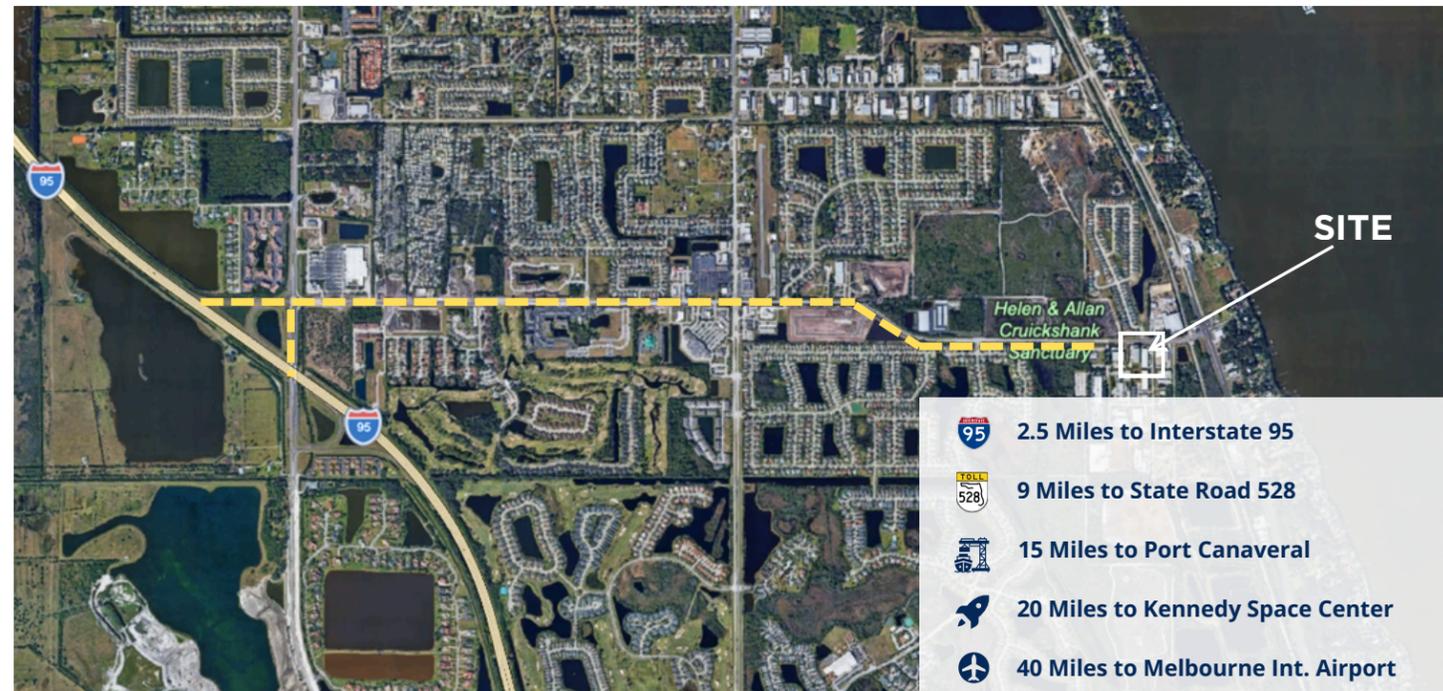
## SUMMARY

The property is located off US Highway 1 just east of Murrell Rd in Rockledge, Florida providing easy access to Interstate 95. The space includes ample first & second floor office, filtered clean room, fully HVAC warehouse space with heavy 3 Phase power, and ample loading providing a great facility for manufacturing, R&D, assembly, and various other potential business users seeking space here in Brevard County.

## BUILDING SPECIFICATIONS

Total Acreage .....	1.29	Clear Height .....	15 - 20'
Building Type .....	Blk / Mtl	Grade Level Doors .....	(6) 12'x12'
Total Square Footage .....	26,522	Truck Well .....	(1) 9'x10'
Office Space .....	5,500	Electrical .....	3 Phase/480v/1,400a
Clean Room Space .....	3,000'	County Zoning .....	Light Industrial
Warehouse Space .....	18,000	Asking Rent .....	\$14.50/sf/yr

## KEY DISTANCES



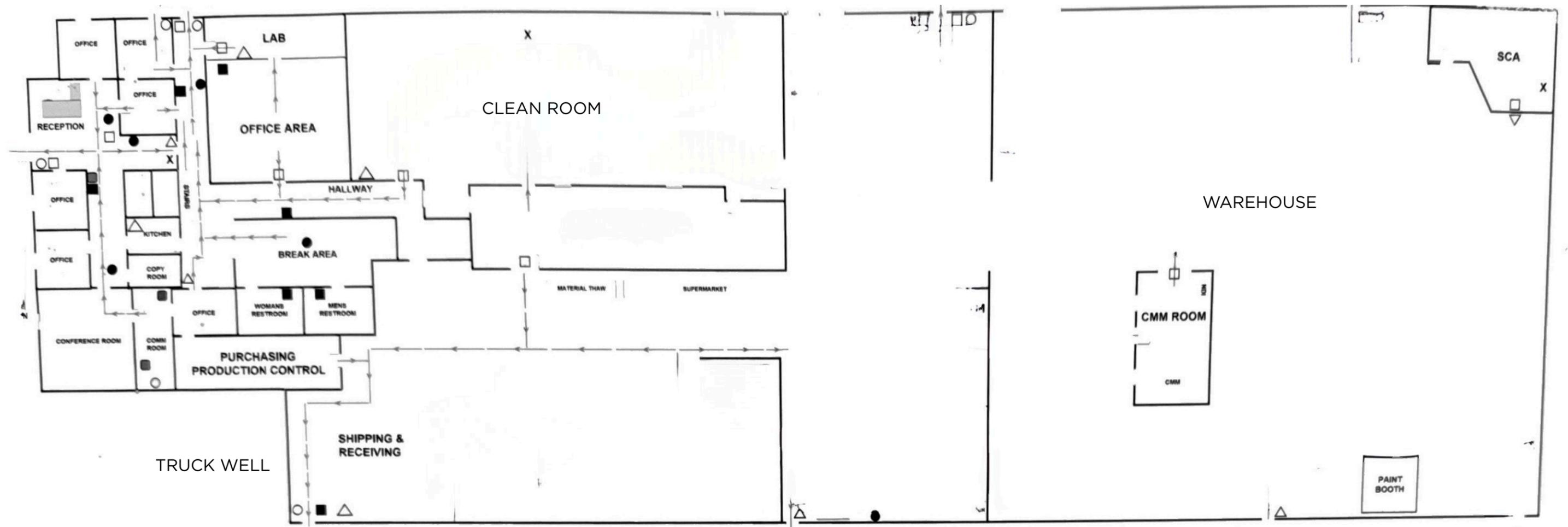
## BUILDING PHOTO



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## FLOOR PLAN



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