

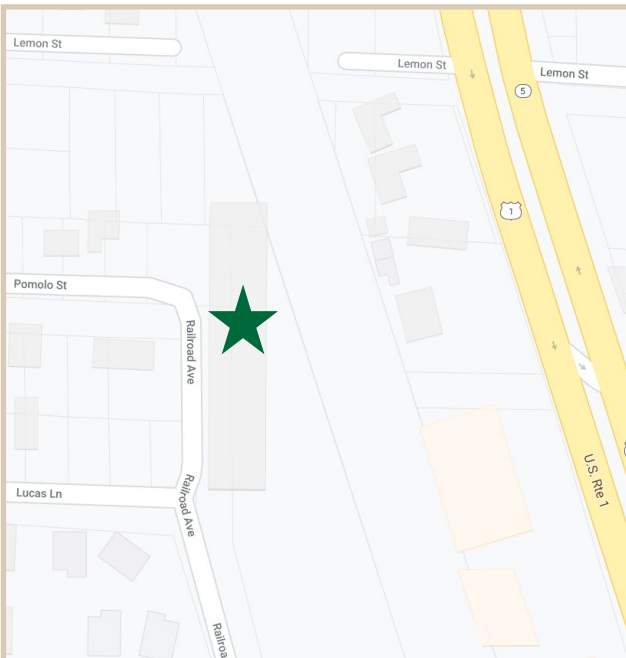
FOR LEASE

Railroad Avenue Warehouse Complex

440 Railroad Avenue West, Cocoa, Florida 32922

PROPERTY FACTS

Building Area:	+/- 19,968 Sq. Ft.
Parcel Size	1.4 Acres
Electrical	Three Phase Power
Utilities	City Water & Sewer
Zoning	Light Industrial M-1
Year Built:	1963
Ceiling Height	18 feet to 20 feet
Construction:	Concrete Block
Roof:	Steel Joist Structure & Built up Modified Bitumen Membrane
Ceiling	Insulated
Flooring	Concrete
Offices	Two (2) interior Offices (448 Square Feet)
Access Doors	(2) Loading Docks (9) 12' to 16' Overhead Doors
Lease Type:	Modified Gross



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Overhead Doors & Access	Given the amount of Overhead Doors here at the Complex, deliveries and pick ups are effortless. Additionally you have a railway spur that gives you access to FEC Railway.
Location	Near 520 providing direct Access to Orlando and the densely populated beachside communities.
Parking & Fenced Area	There is a Large Fenced Area on the south side of the building. Inside the fenced area there are areas to park as well as a half circle driveway. This gives Semis easy access to the loading docks and for easy entry/exits.



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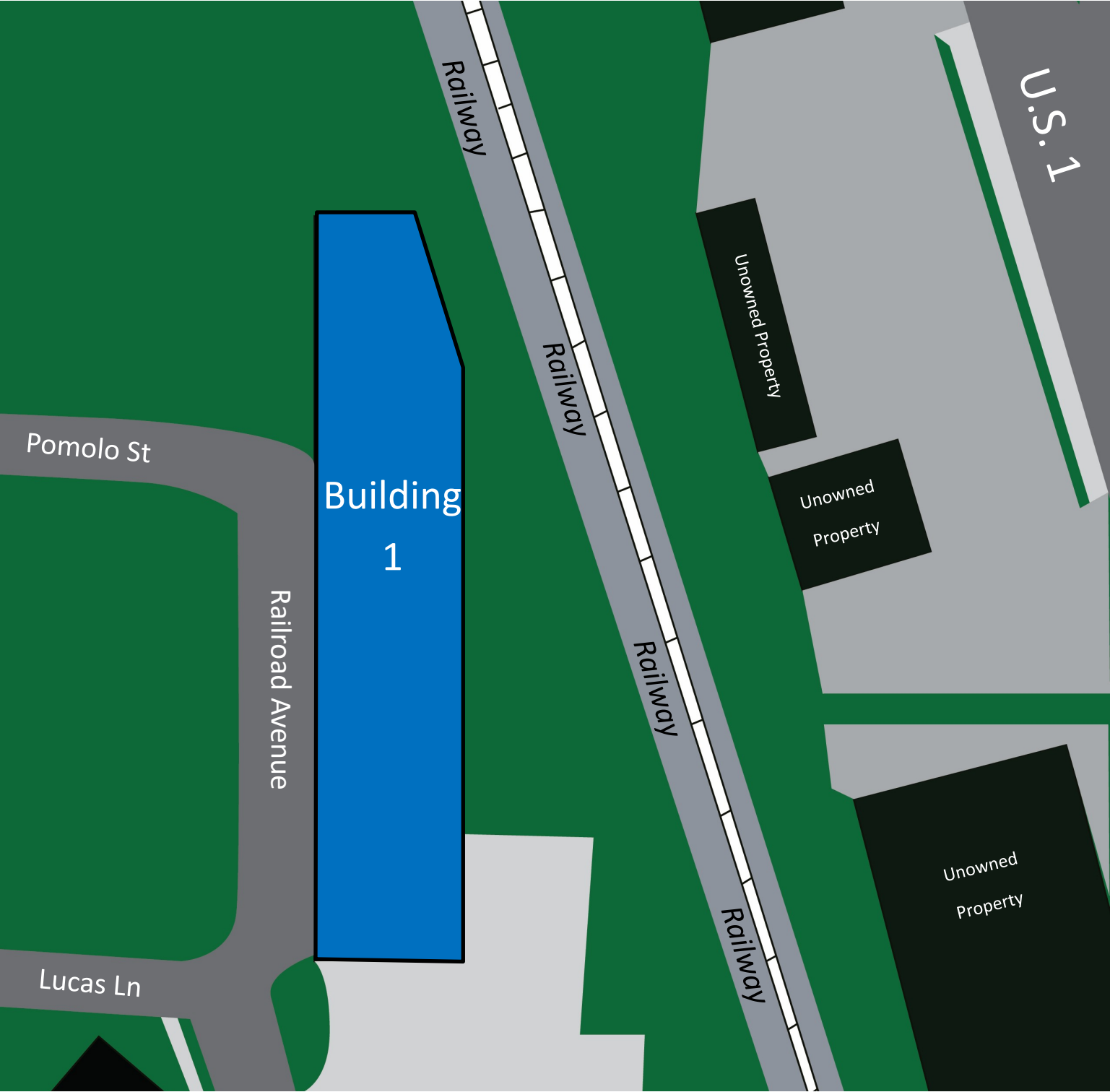
CONTACT INFO:

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

SITE PLAN

Railroad Avenue Warehouse Complex

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UNITS FOR LEASE

Railroad Avenue Warehouse Complex

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UNIT	SIZE	RATE	OVERHEAD DOORS		POWER			MAX. CEILING	OFFICE SPACE
			DRIVE IN	DOCK HEIGHT	A	V	Ph		
Bdg. 1	19,968 SF	\$12.00 SF/YR	9	2				20	448 Sq. Ft.



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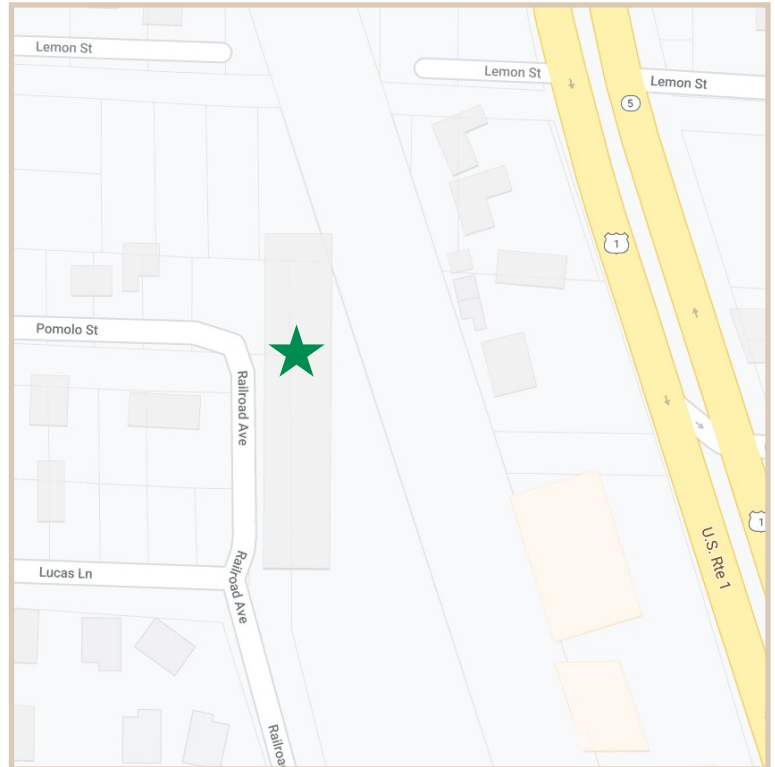
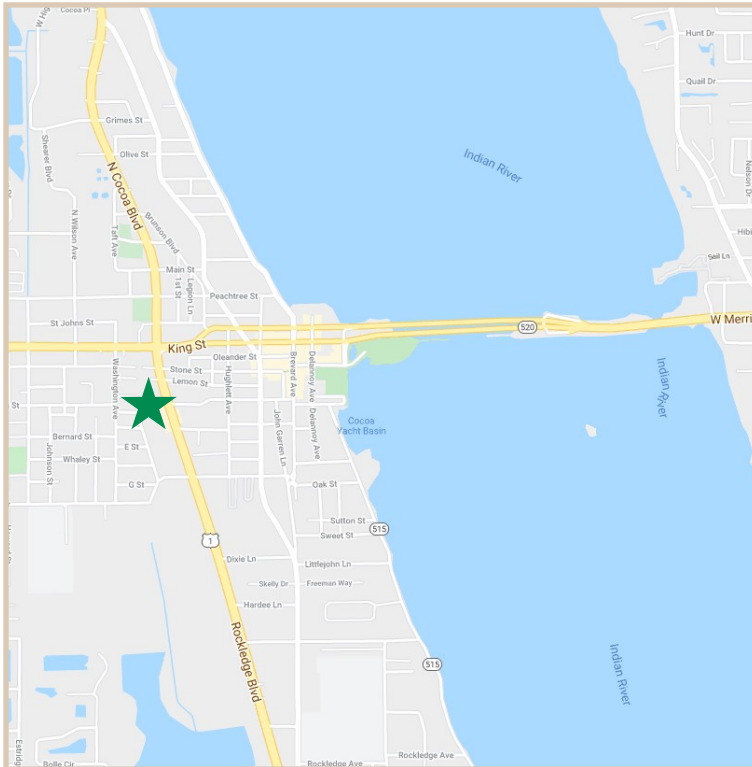
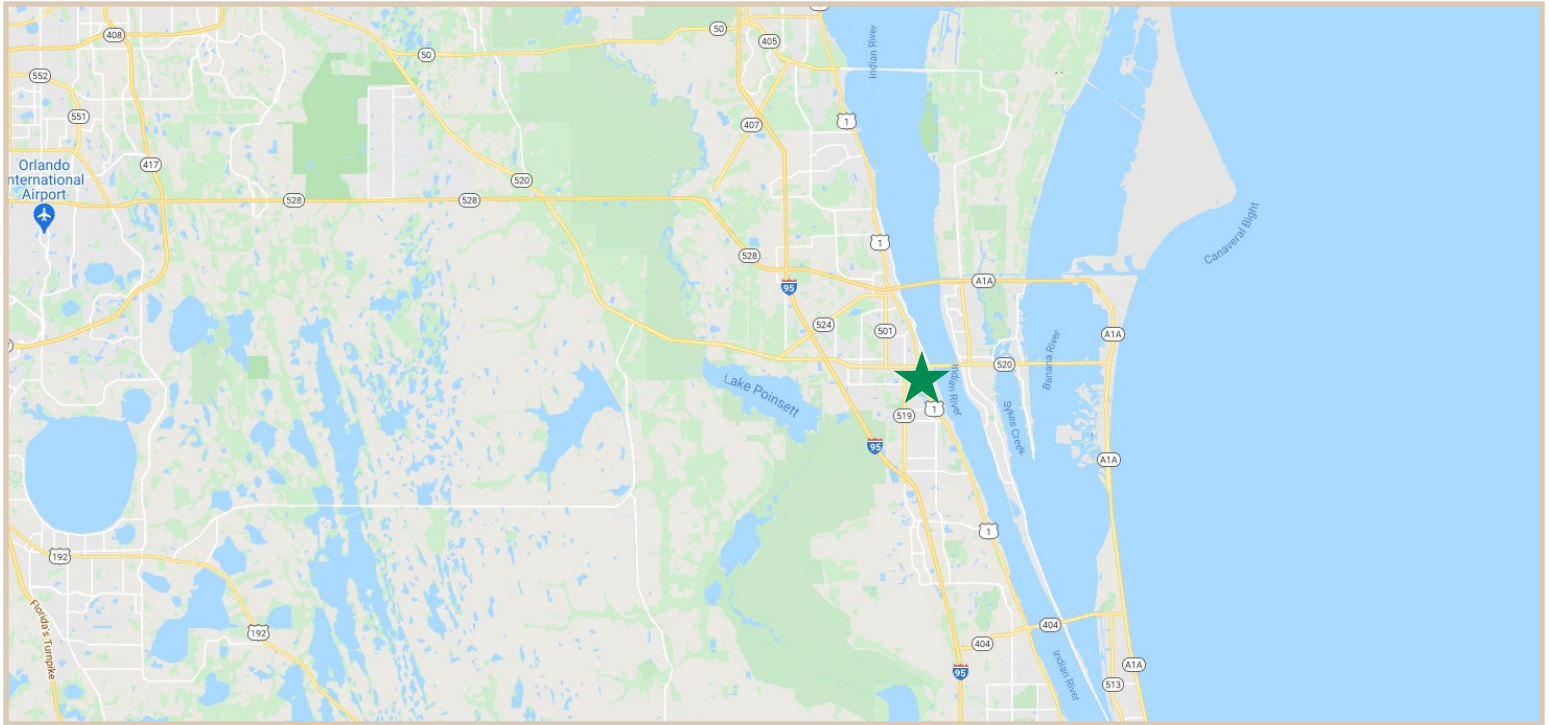
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LOCATION MAPS

Railroad Avenue Warehouse Complex

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1963
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ADDITIONAL PHOTOS

Railroad Avenue Warehouse Complex

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