



SPACE FOR LEASE | 85,913 SQFT
270 BARNES BLVD ROCKLEDGE, FLORIDA

HIGHLIGHTS

- **8.78 Acres | Ample Outside Storage**
- **3 Phase | Heavy Power**
- **Prime Location | Brevard County, FL**
- **24 - 35' Clear Heights**

FOR INFO

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Director | Industrial
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SUMMARY

The industrial team at Lightle Beckner Robison, Inc. is now exclusively offering 85,913 square feet of prime manufacturing warehouse space located in the heart of the Space Coast near US Highway 1 just minutes from I-95 in Rockledge, Florida. The property is situated across 8.78 acres allowing for ample outside storage and laydown yard. The building offers 16,000 sqft of prime two story office space, 40,000 sqft of high bay manufacturing space, 16,000 sqft of covered canopy for loading and covered storage, 5,600 sqft truck maintenance shop, a 4,000 sqft high bay building, immense power, and more. This is a prime opportunity to expand your business on Florida’s talented Space Coast.

PROPERTY OVERVIEW


TOTAL SF	85,913 SF	CONSTRUCTION	Metal
OFFICE	16,000 SF	SPRINKLED	Yes
SITE SIZE	8.78± acres	ASKING PRICE	\$12.50/Sf/Yr
ZONING	Light Industrial	LEASE TYPE	NNN

EQUIPMENT OPTIONS


The following equipment is available for purchase, separate from the lease negotiation:

(2) 5 Ton Overhead Cranes	Paint Booth
(2) 10 Ton Overhead Cranes	(4) 1 Ton JIB Cranes

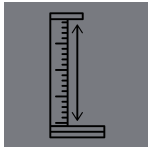
BUILDING DETAILS




85,913 S.F
Total



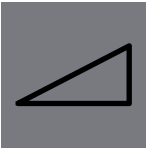
16,000 S.F
Office




24 - 35'
Clear height



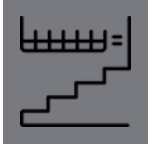
10
Grade Level doors




5
Loading Docks




(4) 5 & 10 Ton
Overhead Cranes




4,000 S.F
Mezzanine



16,000 S.F
Covered Canopy



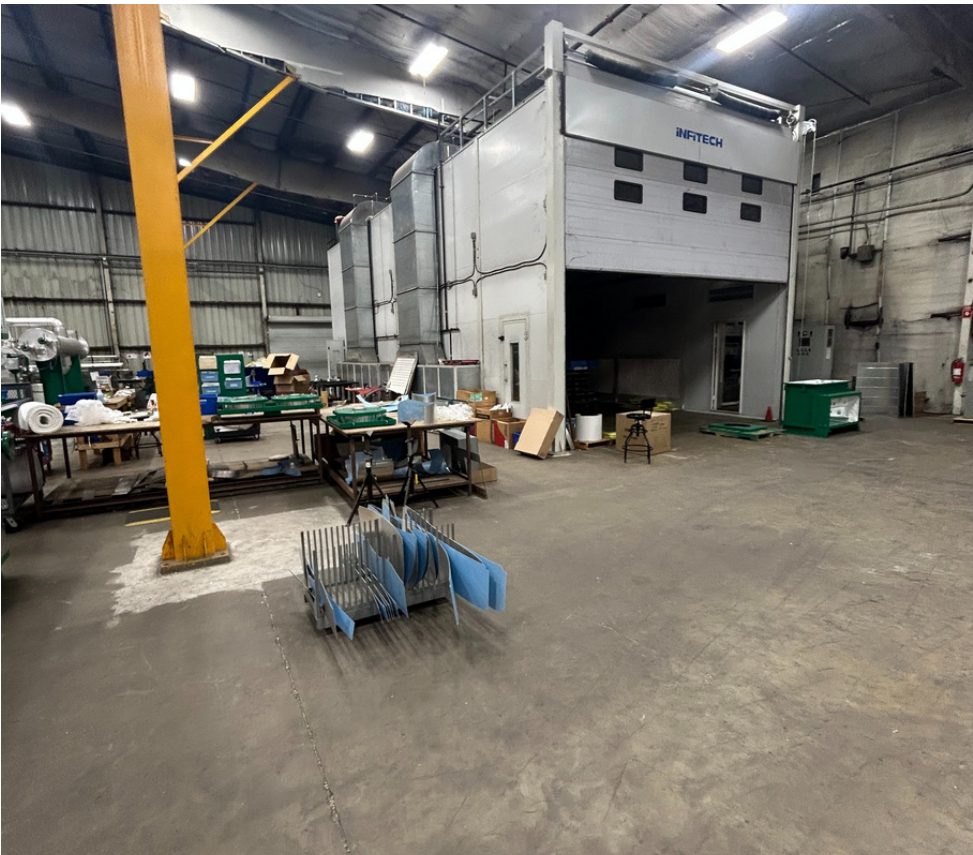
92
Auto parking



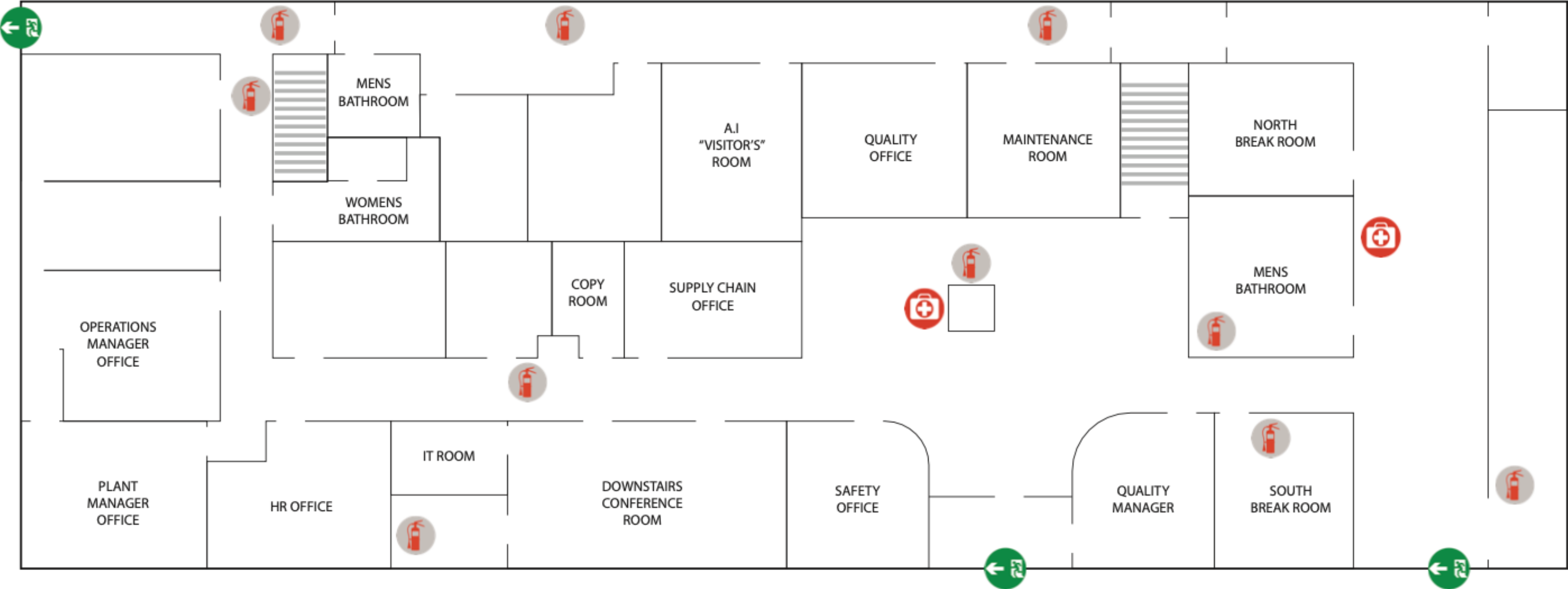
3 Phase
480V/4,000a
Power

PROPERTY PHOTOS









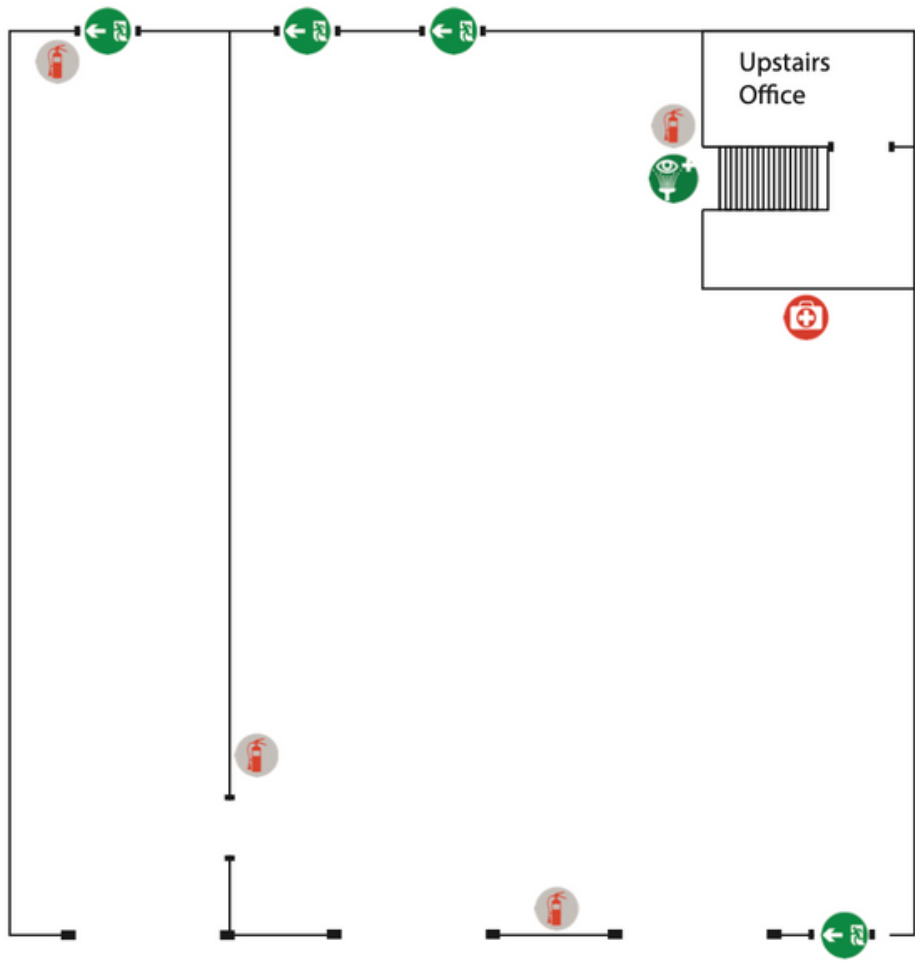
OFFICE | FLOOR PLAN



LEGEND

-  = FIRE EXTINGUISHER
-  = FIRST AID / AED
-  = EYE WASH STATION
-  = EVACUATION ASSEMBLY POINT
-  = EMERGENCY EXIT

WAREHOUSE | FLOOR PLAN



LEGEND

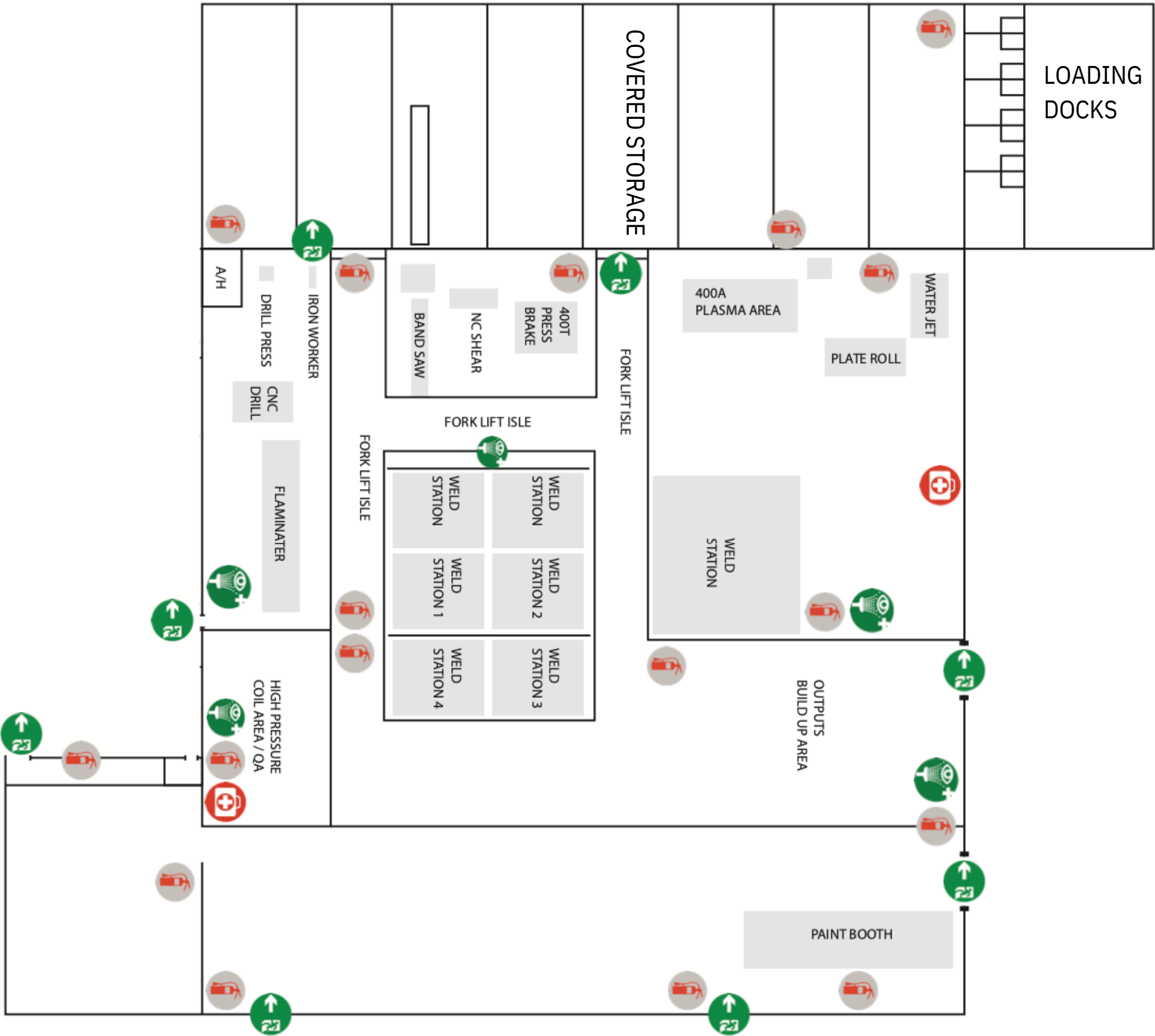
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LOCATION OVERVIEW

