



## FLEX SPACE FOR LEASE 849 N COCOA BLVD



### HIGHLIGHTS

- 6,000 SQUARE FEET | 4,000 SF MEZZANINE
- OPEN FLOOR PLAN & CORNER OFFICE SPACE
- 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 CURRENTLY HAS ROUGHLY 4,000 SQFT OF MEZZANINE SPACE THAT MAY BE REMOVED OR KEPT BASED ON THE TENANT PREFERENCE. 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 ID .....24-36-28-00-12.2

SQUARE FEET ..... 6,000

TENANCY ..... SINGLE

LEASE TYPE ..... NNN

ASKING ..... \$12.50/SF

CAM FEE ..... \$1.75/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 ..... \$12.50/SF/YR

CAM ..... \$1.75/SF/YR

POWER ..... 3 PHASE

OH DOORS ..... (1) 12'

CLEAR HEIGHT ..... 15'

\*NOTE MEZZANINE SPACE MAY  
BE REMOVED, DECISION IS TBD



# SPACE PHOTOS





# LOCATION

