

AVAILABLE

Self-Storage Conversion / Warehouse Building

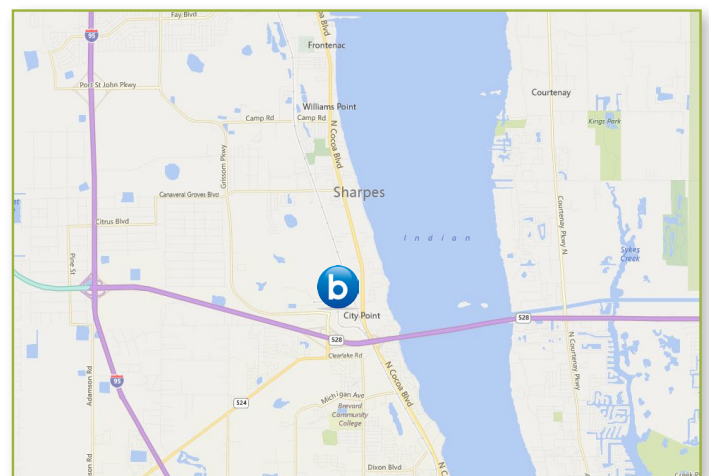


260' OF FRONTAGE ON RECENTLY IMPROVED US HIGHWAY 1!

The 2-story freestanding building is located in Cocoa, Florida near Interstate 95 and the Beachline Expressway. It is well-suited for a warehouse user or for self-storage conversion. The building is easily accessed from the divided Highway and offers monument and building signage. The adjacent 23,835 SF showroom / distribution building is available for lease or purchase.

PROPERTY DETAILS

- >> Lease Rate: \$4.00 / SF NNN
- >> Sale Price: \$1,500,000.00 (As-is)
- >> Total Building: 55,834 SF - 50,604 SF (Usable)
- >> Zoning: BU-1 General Retail Commercial
- >> Traffic Count: 34,000 AADT
- >> Municipality: Brevard County
- >> Signage: Monument & Building
- >> Fire Protection: Sprinklered
- >> HVAC: Installed in 2012
- >> Incentives: Economic Incentives Available



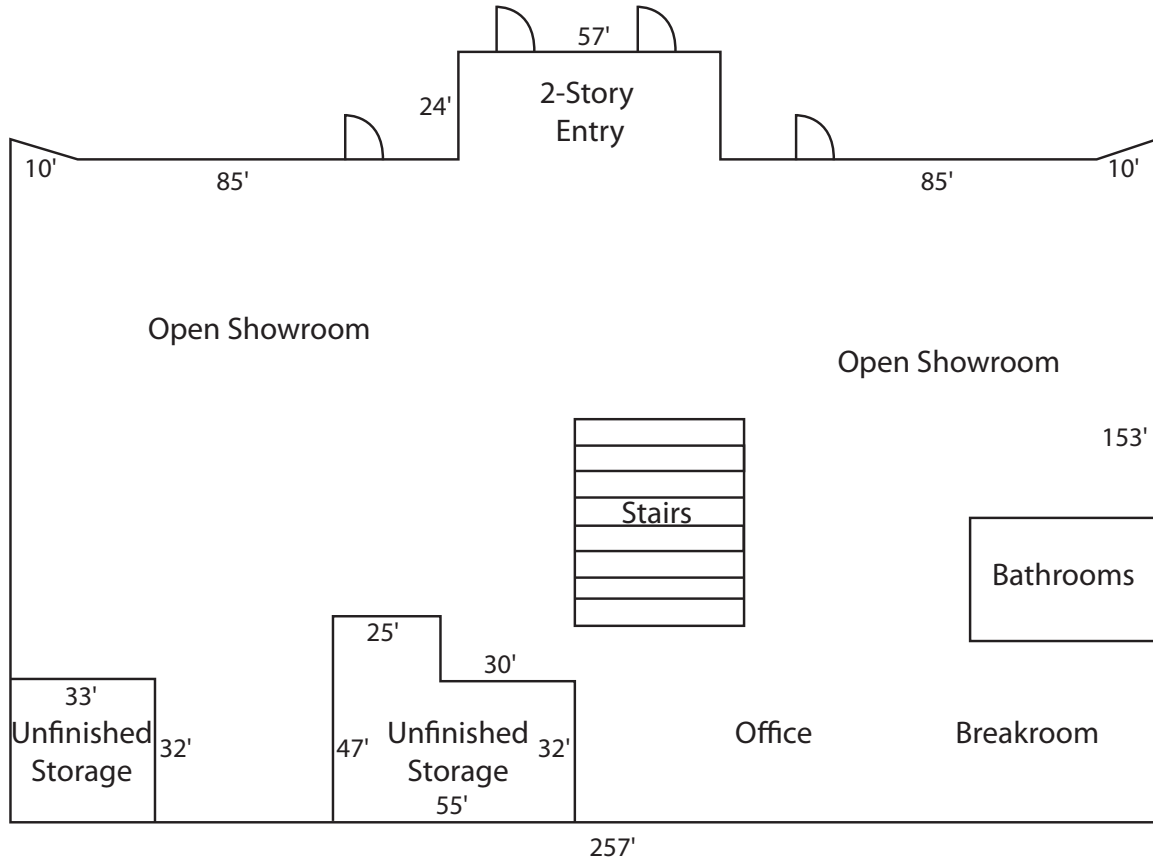
JAY STRATES:

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US Highway 1



Mezzanine

