

BAYSPACE AT CLEARLAKE

FLEXIBLE. PROFESSIONAL. CONNECTED.

641 CLEARLAKE ROAD, COCOA, FL 32922
405 SF – 810 SF OF INDUSTRIAL SPACE AVAILABLE



SECURE, AFFORDABLE WORKSPACE SUITES AT BAYSPACE AT CLEARLAKE

BaySpace at Clearlake offers practical, well-equipped warehouse and storage suites at 641 Clearlake Road in Cocoa, a thriving waterfront community along the Indian River. With 33 units ranging from 405 to 900 SF, the property is a popular home base for auto detailers, DMV-licensed dealers, contractors, and small business owners who need secure, affordable space close to home.

Every suite includes a grade-level roll-up or private exterior entrance and 24/7 secure access, with electric, water, and garbage built into the rent — move in and get to work.



PROPERTY BENEFITS

- **DMV-approved suites** with licensing support for auto dealers and detailers.
- **24/7 secure access** for peace of mind, any time of day.
- **Grade-level roll-up doors** for easy loading and drive-up convenience.
- **Utilities included** — electric, water, and garbage built into every lease.
- **On-site USPS mailboxes** and an online payment portal with auto-pay.

BUILT FOR SMALL BUSINESS

Just 18 minutes from Port Canaveral and 45 minutes from Melbourne Orlando International Airport, BaySpace at Clearlake sits along US Highway 1 with direct access to Interstate 95 — keeping your customers, suppliers, and job sites within easy reach.

Schedule a tour today and find the space that fits your business.

GRADE-LEVEL ROLL-UP DOORS AT EVERY SUITE



LEARN MORE ABOUT THIS PROPERTY » AND VIEW MORE PHOTOS HERE

MEGAN LYCHKOWSKI, LEASING MANAGER

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SCAN TO LEARN MORE

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SITE VISIBILITY & TRAFFIC COUNTS

DAILY TRAFFIC COUNT (AADT)

15,600 VPD

CLEARLAKE ROAD
VEHICLES PER DAY

54,600 VPD

HIGHWAY 528
VEHICLES PER DAY

641 CLEARLAKE ROAD 25,480 SF TOTAL BUILDING

PROPERTY SPECIFICATIONS

Total Building: 25,480 SF

Lot Size: 1.58 Acres

Year Built: 1982

Construction: Masonry

Zoning: BU-2 Business

Parking: 76 Spaces

Access: 24/7 Secure

Utilities: Included

AVAILABLE SUITES

Suite Size	Units	Rate
405-407 SF	16	\$14.00/SF
420 SF	9	\$14.00-\$19.60/SF
600-625 SF	6	\$12.00-\$14.00/SF
710 SF	1	\$14.00/SF

33 units totaling approx. 17,876 SF available

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