



For lease

Grissom Parkway, Cocoa, FL 32936
48,100± SF building on 4.35 acres

 JLL SEE A BRIGHTER WAY

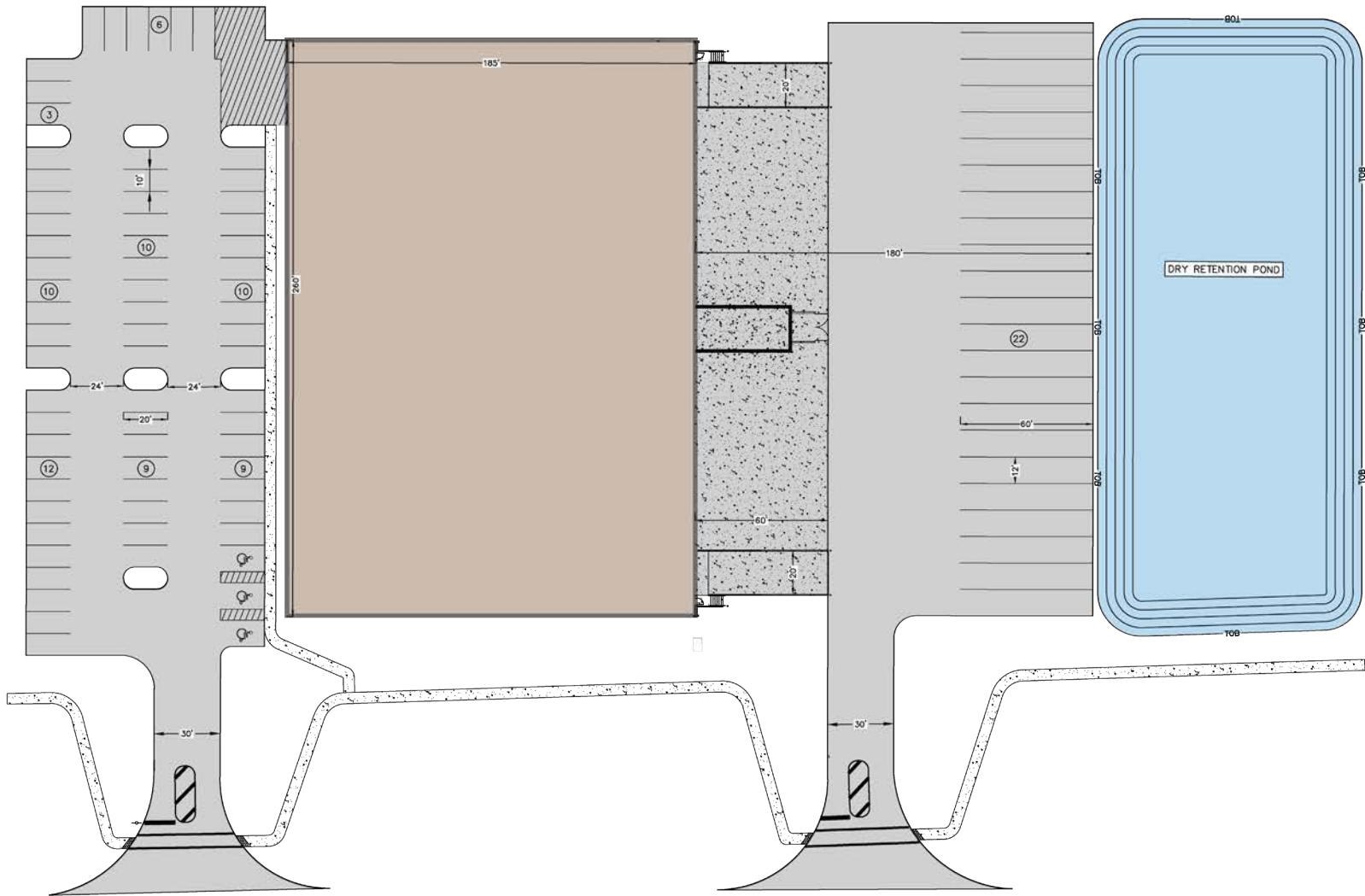
Property details

Property specifications

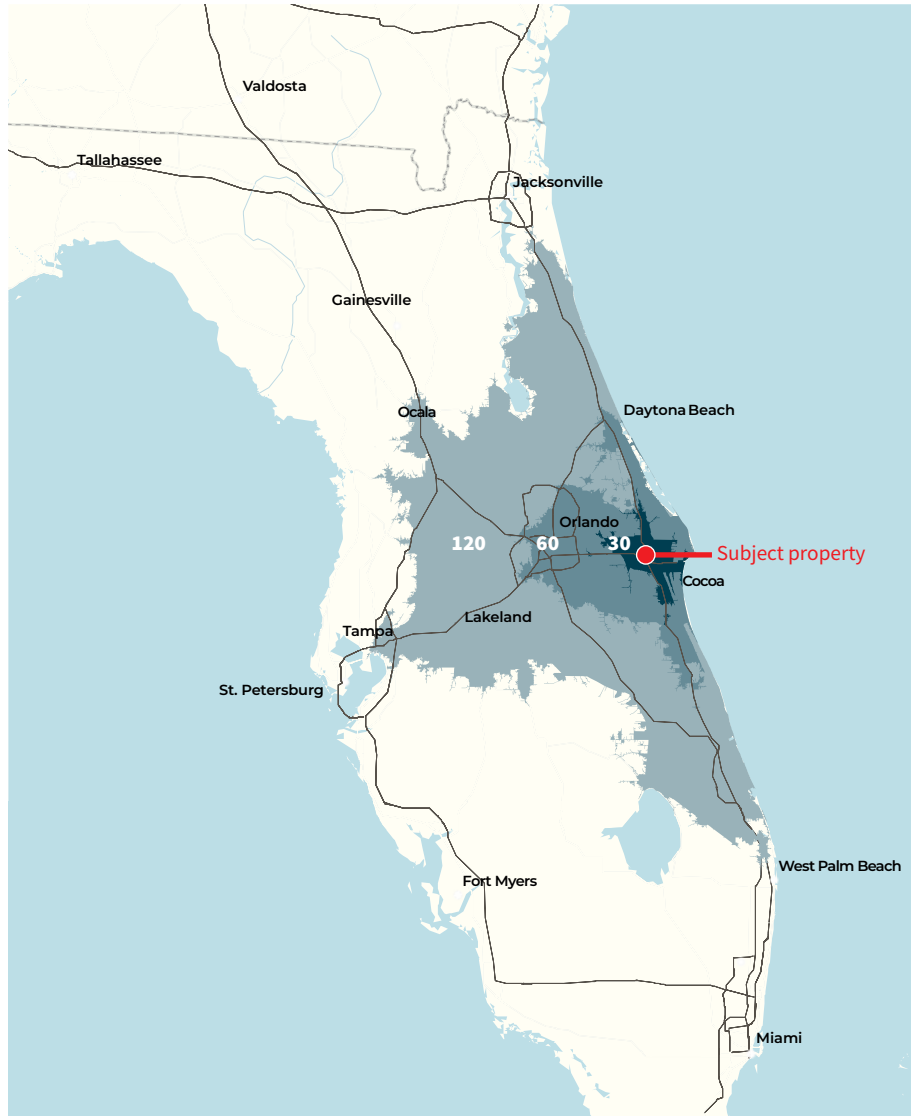
- 48,100± SF free-standing warehouse
- Build-to-suit office
- 32' clear height
- 12 - 9' x 10' dock doors with dock bumpers
- 2 - 18' x 18' drive-in doors
- 1 - 16' x 16' roll-up door
- 185' x 260' building dimensions
- 69 auto parks
- 1.43/1,000 SF parking ratio
- 180' truck court
- 22 trailer parks or use as outside storage
- 4.35 acres
- Zoned M-2, Manufacturing and Industrial
- City of Cocoa
- Delivery anticipated to be Q4 2027
- Outside storage is permitted
- **Lease rate: \$16.50/SF NNN**



Site plan



Demographics and drive times



Drive times to major cities

- Orlando - 46 min
- Daytona Beach - 1 hr
- Lakeland - 1.5 hrs
- Tampa - 2.0 hrs
- Ocala - 2.0 hrs
- West Palm Beach - 2.0 hrs
- Jacksonville - 2.25 hrs
- Miami - 3.25 hrs

	30 min	60 min	120 min
Total population	328,447	2,965,759	7,674,559
Total households	139,535	1,147,411	3,047,641
Average HH income	\$114,867	\$108,617	\$105,746
Total businesses	14,211	130,850	296,843
Total employees	138,735	1,305,504	2,947,799

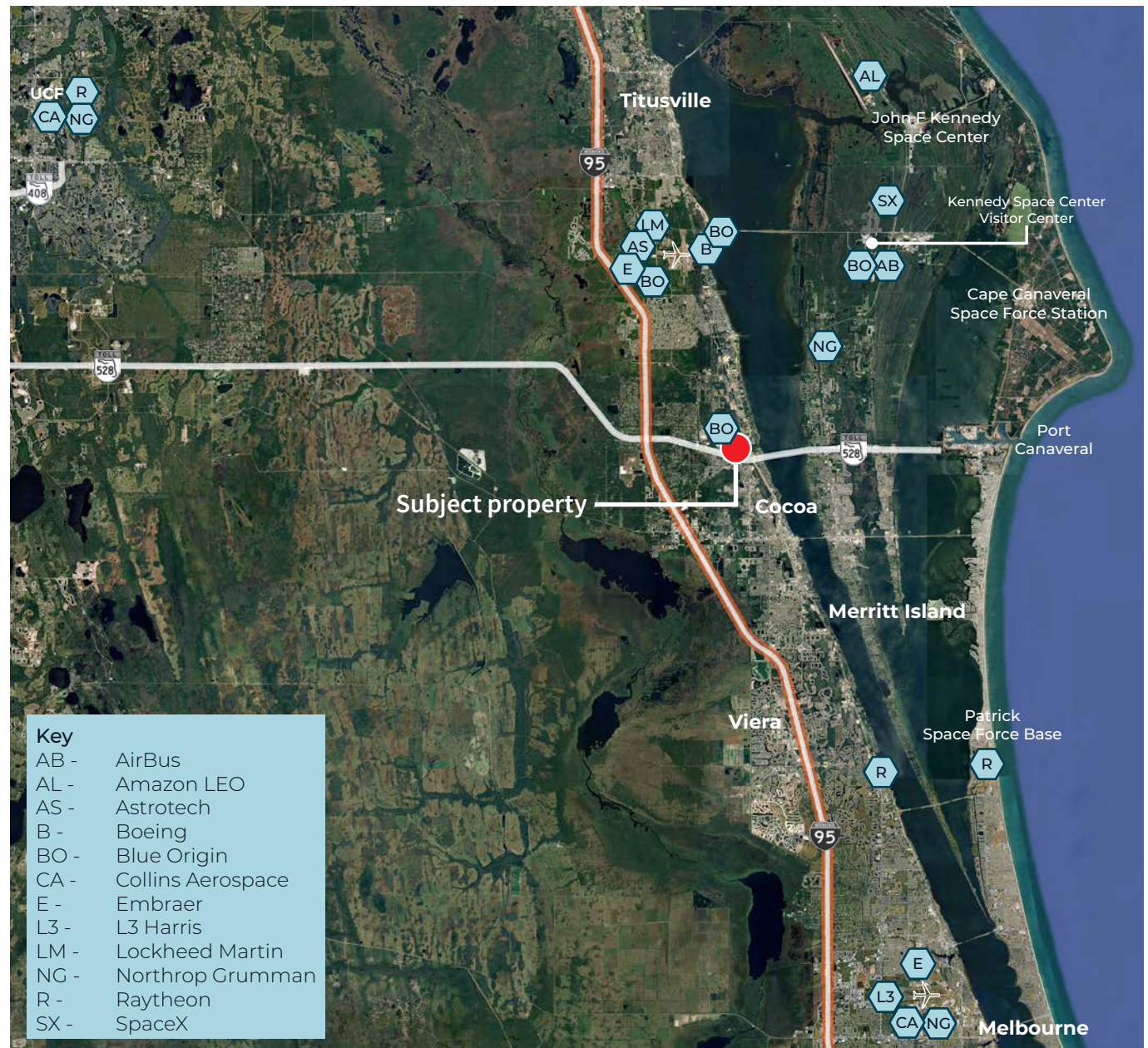
Location

Brevard County has a thriving industrial real estate market, boasting a diverse economy and strong demand for warehouse and distribution space, due in part to steady growth, driven by key industries such as aerospace, defense, manufacturing, and logistics. The county benefits from its strategic location on Florida's east coast, with convenient access to Interstate 95 and US Highway 1.

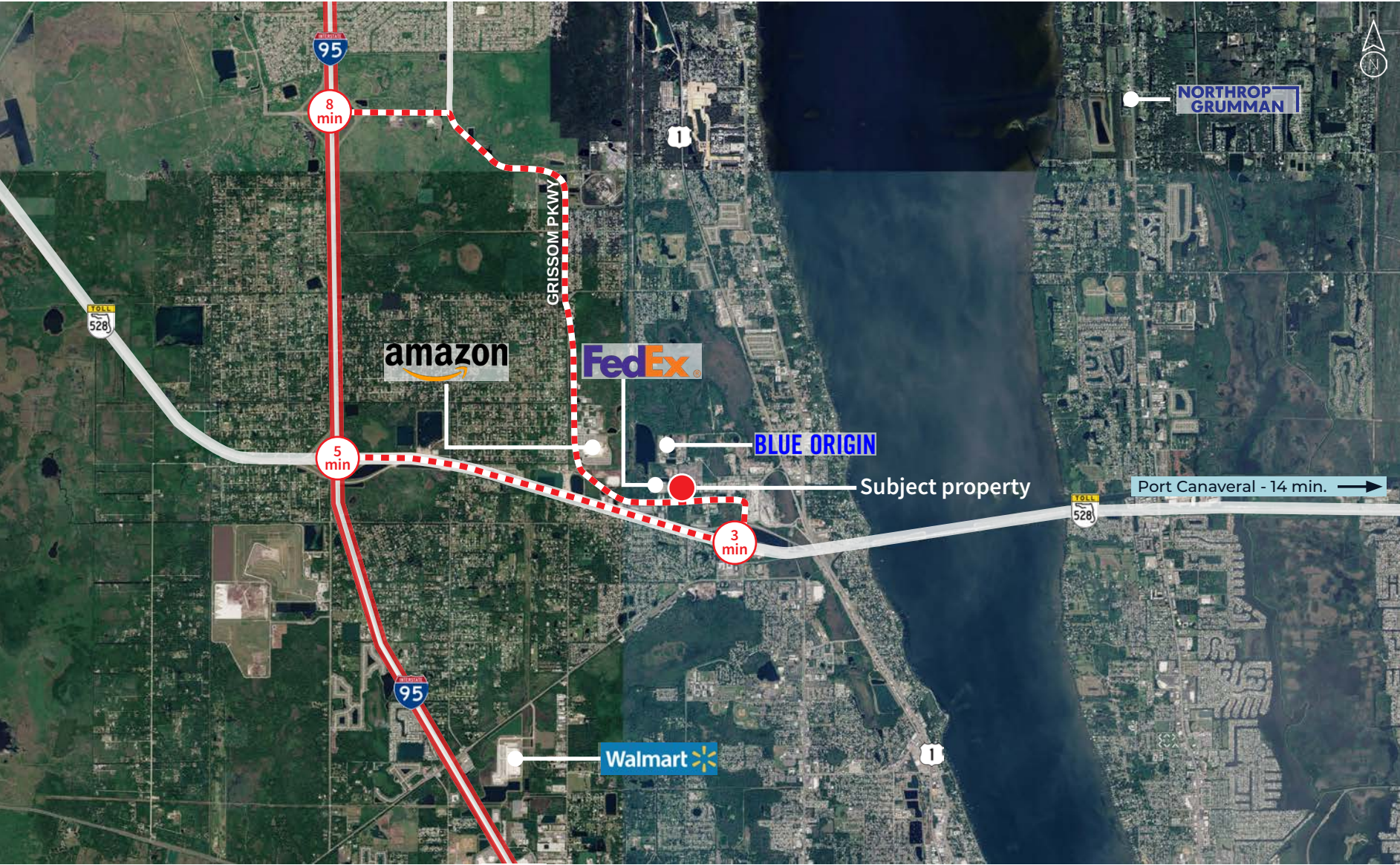
Within Brevard County, the industrial submarket of Titusville stands out as a prominent area for businesses seeking industrial space. Titusville is known for its close proximity to the Kennedy Space Center, which has a substantial impact on the local economy. The aerospace industry, along with defense contractors and related businesses, play a significant role in driving demand for industrial properties in the area.

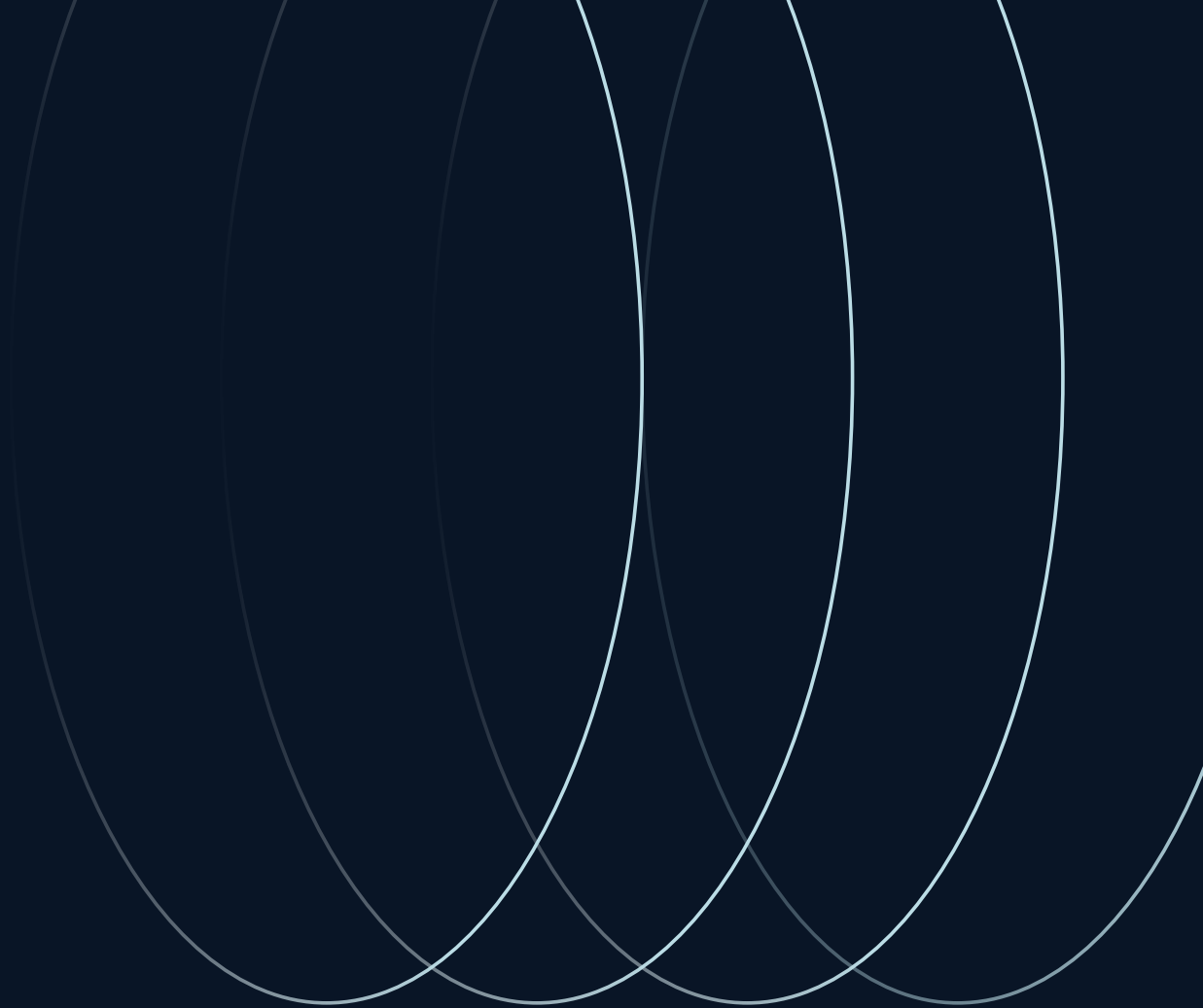
Being near the Kennedy Space Center (KSC) provides several notable benefits for businesses:

- potential collaborations and contracts with aerospace companies and government agencies
- highly skilled workforce, particularly in engineering and technical fields, for companies seeking specialized talent
- strong infrastructure network allows for efficient transportation and logistics operations



Access and amenities



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