

FOR LEASE

**245 Gus Hipp Blvd, STE 400 & 500
Rockledge, FL 32955**

Great location between US 1 and I-95 located in Rockledge, central Brevard County Florida.

Built to new 2004 hurricane codes with LED lighting in office and warehouses.

Lease is a fixed rate with no hidden C.A.M. fees and includes pest control and AC Maintenance.

****** MAJOR PROPERTY POINTS ******

2,500 to 10,000 SQ Feet Available	Government Contracting-Aerospace
Professional Business Complex	Easy Access to US 1 and I-95
Office AC & Warehouse Partial AC	Lots of Parking, over 80 Spots
ITAR Space Avail if Needed	Prior Government Contractor
High Bay 20 FT, Very Clean	No C.A.M.
Three 12'W X 16" H Bay Doors	Fixed Lease Price
3-Phase Avail, City Gas, City Sewer	Includes Pest Control
Well Insulated, Very Clean	Includes AC Maintenance

Available: November 1, 2026

LEASE RATE: \$18-19 Per Sq Foot

LEASE TERM: Minimum 3-Years

CALL: 321-223-7924

Contact: Richard Barger

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