

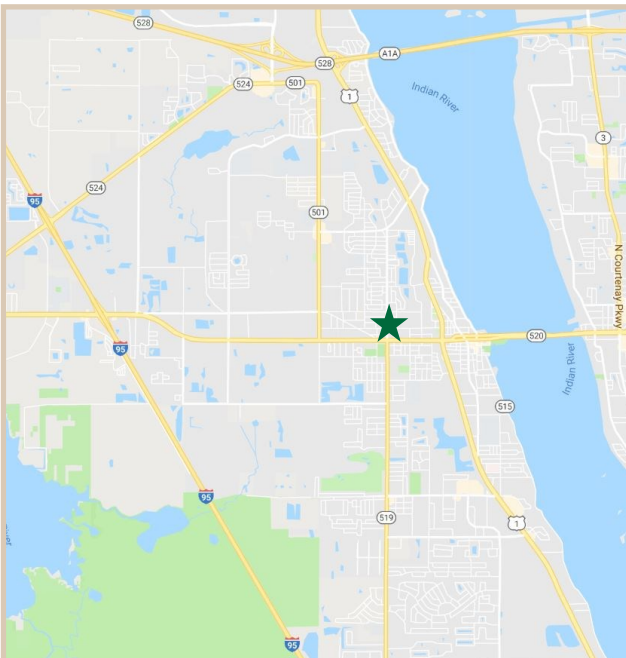
FOR LEASE

Clearlake Warehouse Complex

314-316 Clearlake Rd. Cocoa, FL, 32922

PROPERTY FACTS

Building Area:	11,220 Sq. Ft.
No. of Units:	4 Warehouse units/shop units
Unit Range:	2,500 - 3,270 Sq. Ft.
Year Built:	1967
Construction:	Concrete block construction
Roof:	Built up membrane and bar joist rigid roof structure
Utilities:	City water/septic
Power:	3 Phase power
Property Type	Industrial warehouse/showroom
Overhead Doors	Seven drive in/ grade level overhead doors



PROPERTY HIGHLIGHTS

Price	Great value for this newly renovated space.
Layouts	Multiple unit industrial/showroom building. Multiple overhead doors conducive to a large variety of uses.
Location	Adjacent to State Road 520 providing direct access to Orlando and densely populated beachside communities.
Aesthetics	The building has been renovated and repainted to have a professional look.



CHARLES A. VON STEIN, INC.

Commercial Property Management,
Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscree.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

Clearlake Warehouse Complex

314-316 Clearlake Rd. Cocoa, FL, 32922



CHARLES A. VON STEIN, INC.
Commercial Property Management,
Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscre.com

CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

UNITS FOR LEASE

Clearlake Warehouse Complex

314-316 Clearlake Rd. Cocoa, FL, 32922

UNIT	SIZE	RATE	Monthly Rate	POWER			% OFFICE SPACE	% HVAC
				A	V	Ph		

C	3,270	\$9.00	PSF/ YR	\$2,452.50	200	240	1	20%	0%
---	-------	--------	------------	------------	-----	-----	---	-----	----



CHARLES A. VON STEIN, INC.
 Commercial Property Management,
 Sales & Leasing Specialists since 1963
 626 Old Dixie Highway SW
 Vero Beach, FL 32962
 www.vscre.com

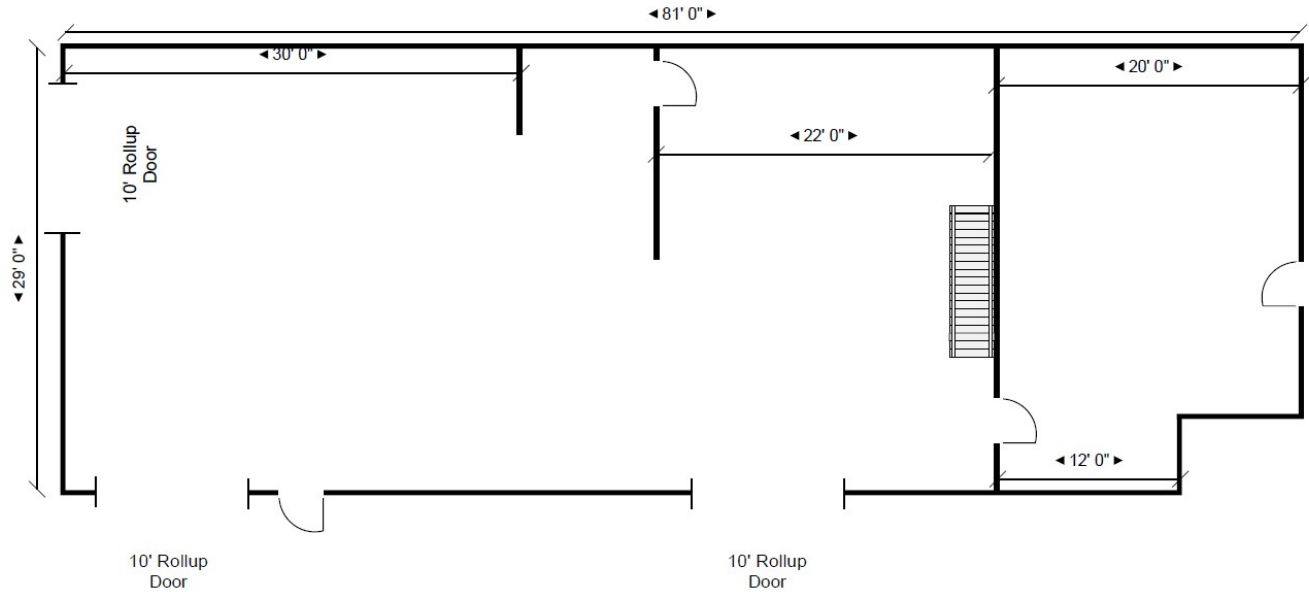
CONTACT INFO:
 Brevard County: 321.725.1961
 Indian River County: 772.778.4885
 Fax: 772.778.4908
 Leasing: leasing@vscre.com

FLOORPLAN

Unit C
Downstairs

Clearlake Warehouse Complex

314-316 Clearlake Rd. Cocoa, FL, 32922



2,500SF



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscre.com

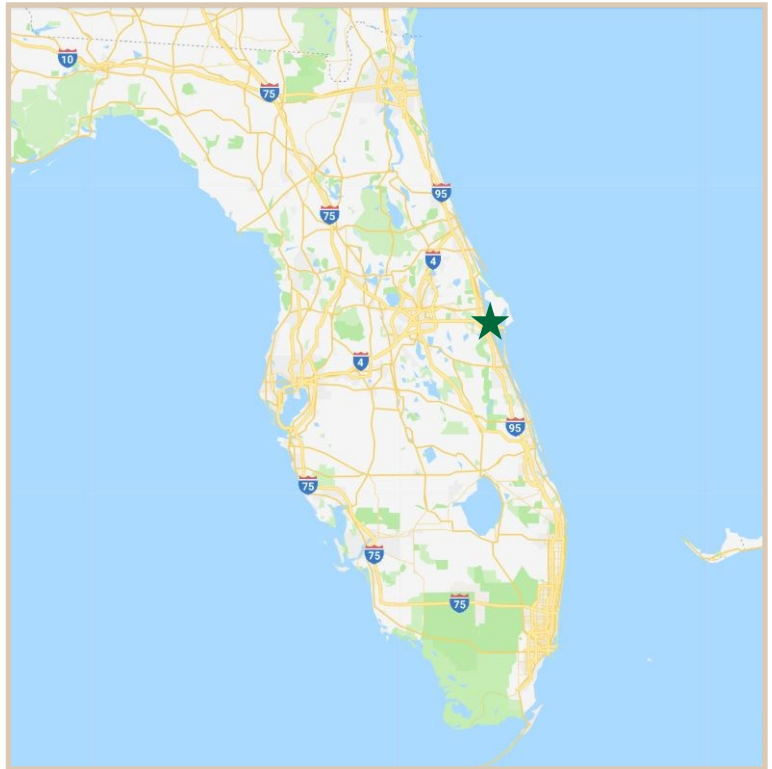
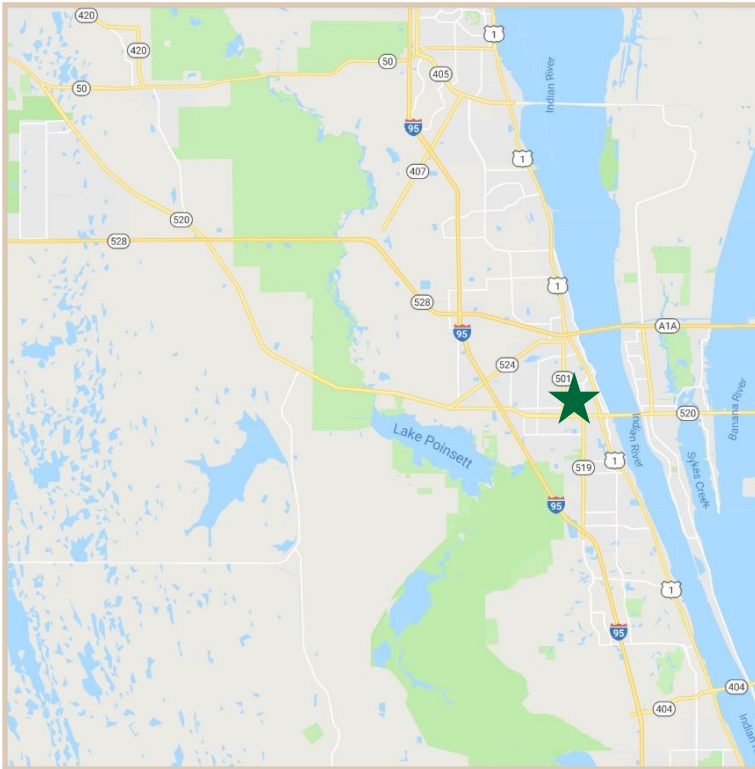
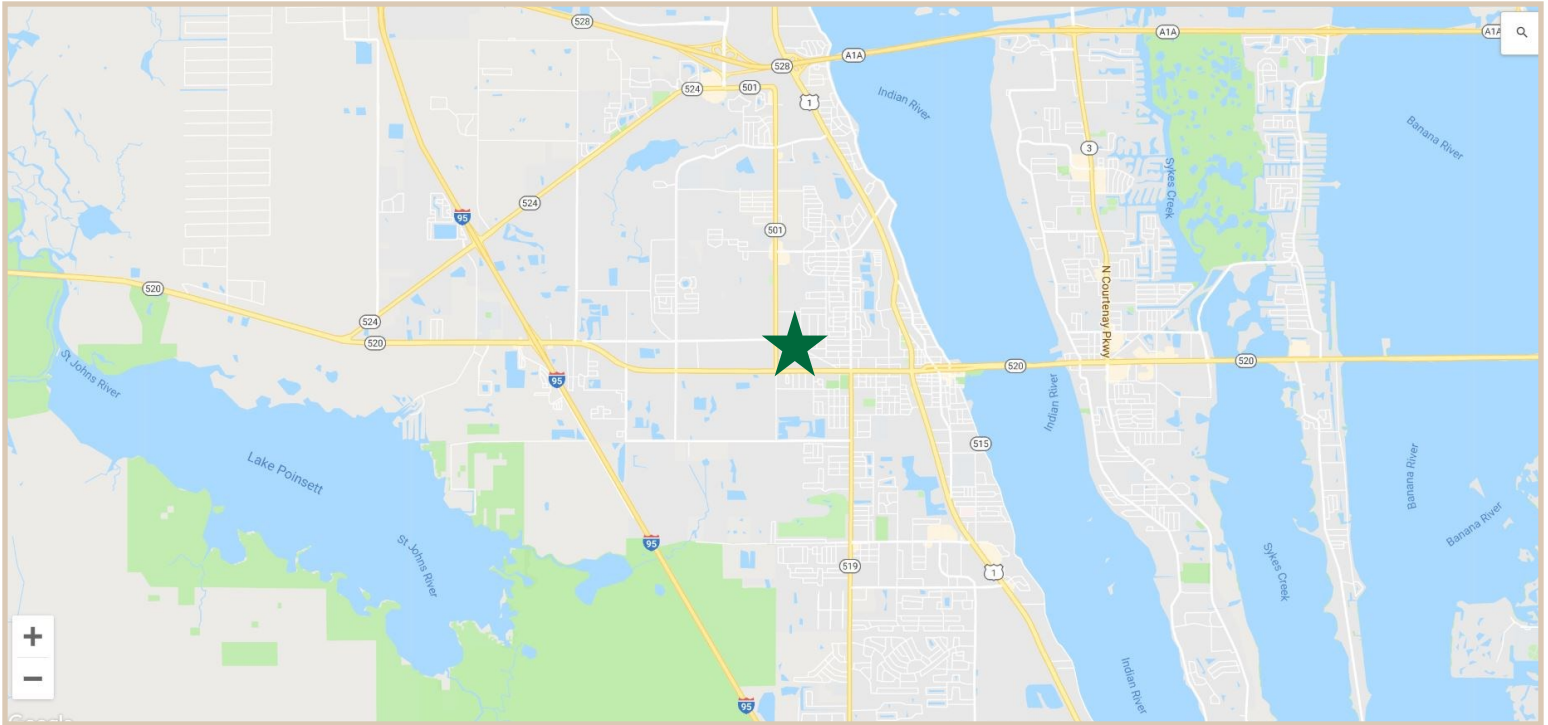
CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

LOCATION MAPS

Clearlake Warehouse Complex

314-316 Clearlake Rd. Cocoa, FL, 32922



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

ADDITIONAL PHOTOS

Clearlake Warehouse Complex

314-316 Clearlake Rd. Cocoa, FL, 32922



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscre.com

CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com