



INDUSTRIAL PROPERTY FOR LEASE

Rockledge Industrial M1 Zoning With Fully Fenced Yard Space

419 Hawk Street Rockledge, FL 32955

UP TO +/- 9,806 SF OF INDUSTRIAL SPACE

presented by:

MIKE MOSS, SIOR

Principal | Industrial Team Director

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INDUSTRIAL LEASE WITH FENCED YARD

• 419 Hawk Street Rockledge, FL 32955



OFFERING SUMMARY

Available SF: 9,806 SF

Lease Rate: \$8.50 SF/yr (MG)

Building Size: 9,806 SF

Zoning: MI

PROPERTY OVERVIEW

+/- 9,800 SF Manufacturing, Distribution, Warehouse, R&D
Two Adjoining Metal Buildings (+/- 4,000/sf and +/-5,800/sf) on 0.92 Acres
(+/- 4,000 SF Originally built in 1991 with +/- 5,800 SF Addition in 2003)
Fully Fenced Yard
Twenty-Five Parking Spaces
Five Offices
Four Bathrooms
240 Volts 3 Phase 400 Amps
Additional +/- 600 SF Two Bedroom Trailer
Two Over Head Cranes -2.5 Ton and 3 Ton

17' 5 Ceiling Height Building #1 (7 OH Roll-Up Doors, 1 Over Head Crane)
15.5 Ceiling Height Building #2 (5 OH Roll-Up Doors, 1 Over Head Crane)

LOCATION OVERVIEW

Situated in the City of Rockledge
+/- 1/2 Mile from US Highway 1
+/- 5 Miles to Interstate 95 at Barnes Blvd. +/- 43 Miles to Orlando

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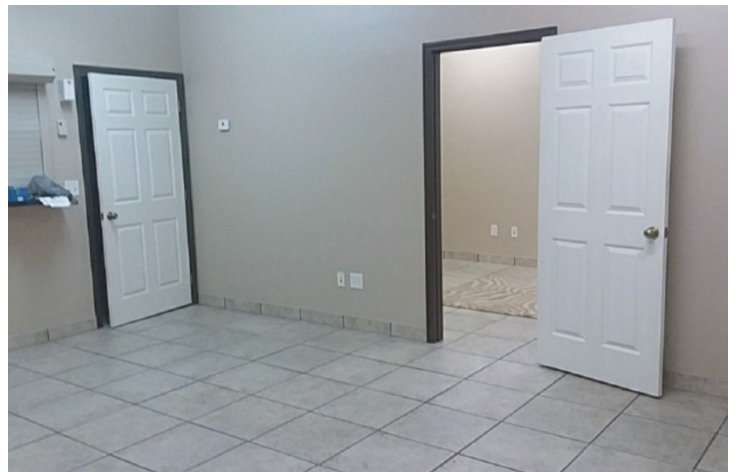
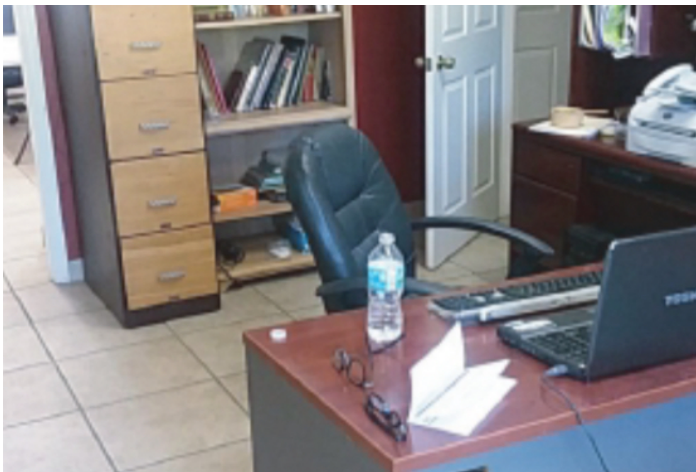
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

• 419 Hawk Street Rockledge, FL 32955



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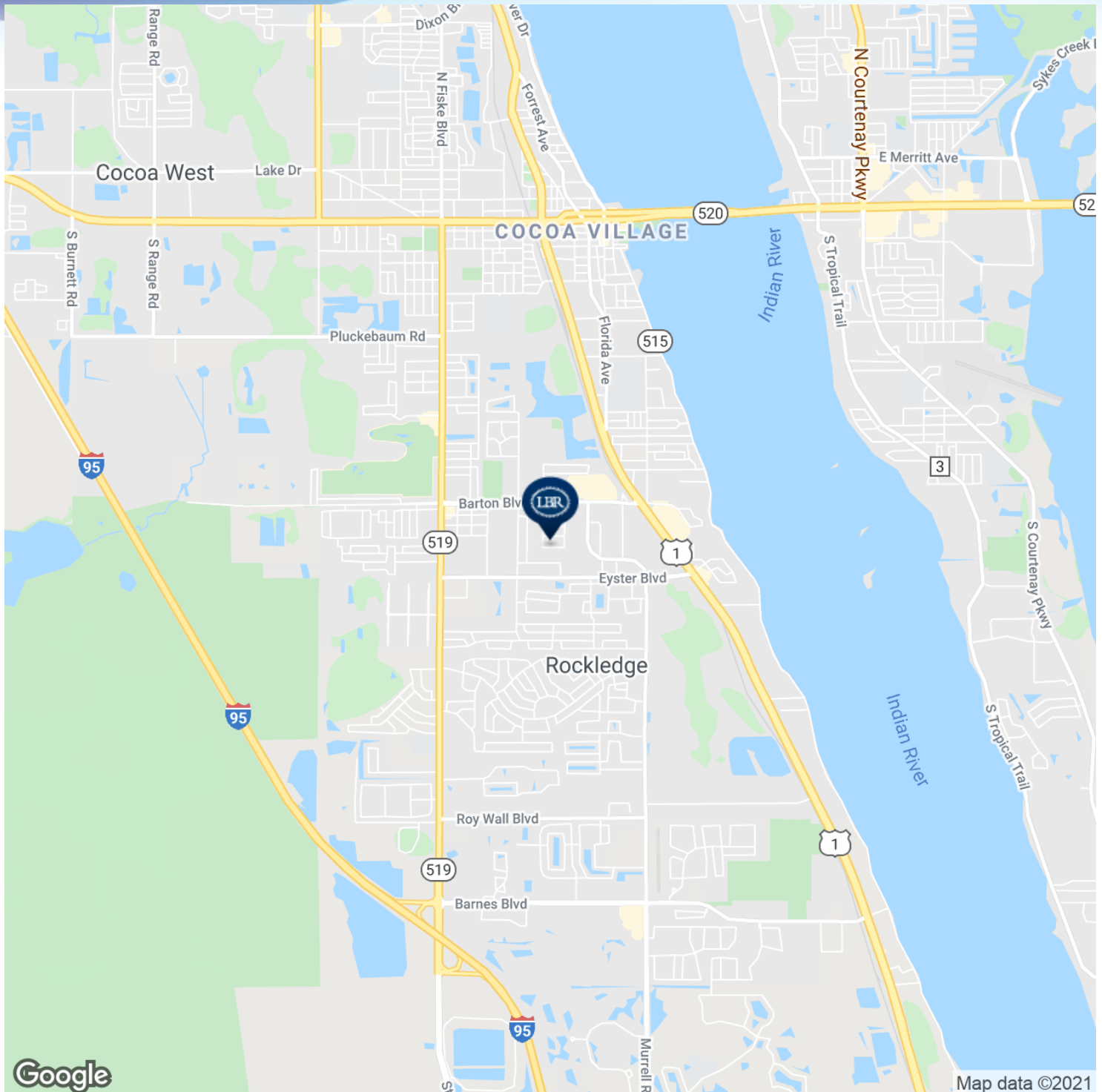
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LOCATION MAP

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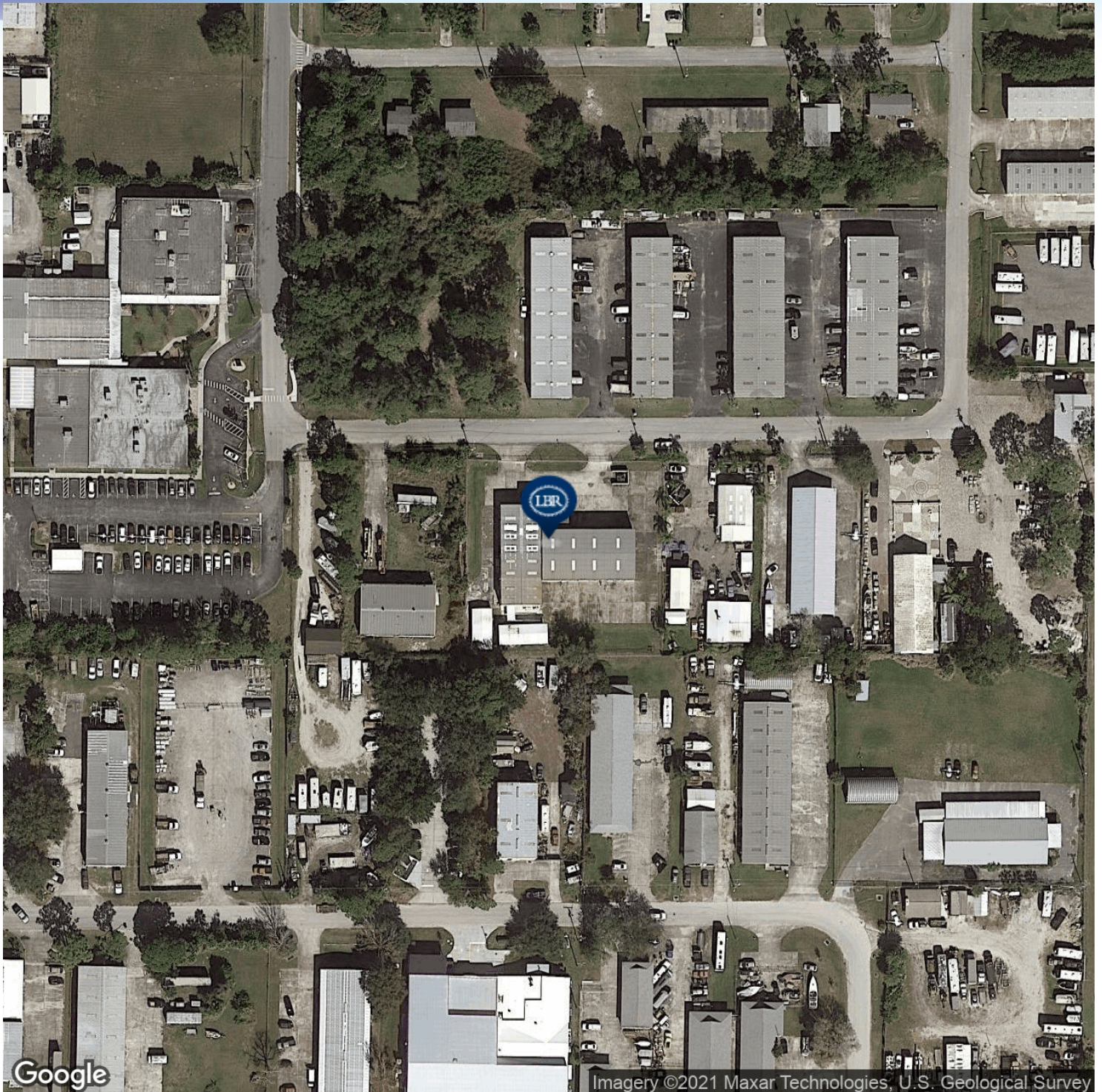
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AERIAL MAP

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