

**INDUSTRIAL FOR SALE OR LEASE**  
**10,000 TO 50,000 SF WITH IOS AVAILABLE**  
**5565 KORBIN AVENUE**  
ROCKLEDGE, FL 32955



**SHORT TERM LEASES AVAILABLE**

## PROPERTY HIGHLIGHTS

- Available: 4.87 Acres
- Warehouse: 10,000 to 50,000 SF
- Improvements:
  - Fully fenced and secure
  - Stabilized with crushed rock
  - Utilities: Water & Power
- Ideal Use: Equipment rental, truck and fleet maintenance, heavy equipment, construction materials, etc.
- Zoning: IU (Light Industrial)
- Location: The property is situated just off Viera Blvd less than 1 mile from I-95, and US HWY-1

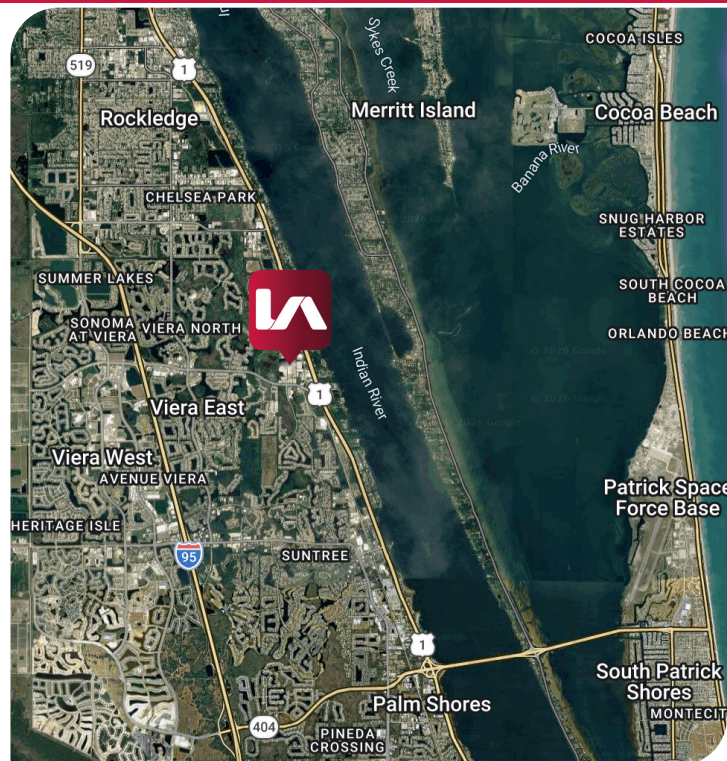
**CALL BROKER FOR RATE INFORMATION**

### Leasing Contacts:

Charles W. Duvall  
Senior Associate  
cduvall@lee-associates.com  
D 321.243.0857

Ryan Griffith  
Senior Vice President/Principal  
rgriffith@lee-associates.com  
D 908.208.4774

Christopher Griffith  
Vice President  
cgriffith@lee-associates.com  
D 908.380.3627



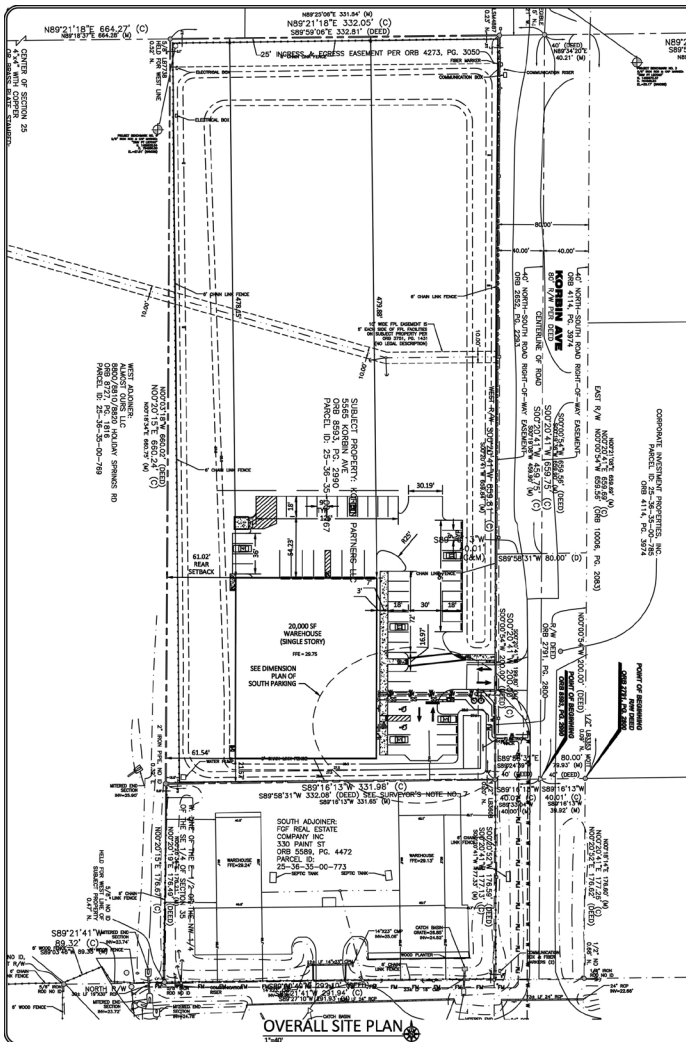
10,000 TO 50,000 SF WITH YARD FOR SALE OR LEASE

5565 KORBIN AVENUE  
ROCKLEDGE, FL 32955

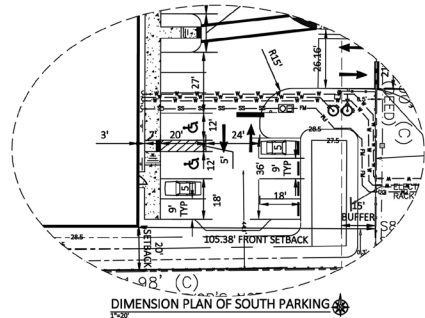
**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



5565 KORBIN AVENUE  
ROCKLEDGE, FL 32955



- SITE NOTES:**
- 1 PROVIDE PAINTED WHITE 3" STOP BAR AND WHITE DIRECTIONAL ARROWS PER FOOT INDEX NO. 711-001.
  - 2 PROVIDE 4" WIDE WHITE PAINTED STRIPE ONGITE PER FOOT INDEX NO. 711-001.
  - 3 PROVIDE HANDICAP PARKING SPACE AND STRIPING PER FOOT INDEX NO. 711-001. SEE TYPICAL DETAILS.
  - 4 PROVIDE STOP SIGN PER MUTCD R1-1 AND FOOT INDEX NO. 711-001. SEE TYPICAL DETAILS.
  - 5 PROVIDE CONCRETE SIDEWALK. SEE TYPICAL DETAILS.
  - 6 PROVIDE CONCRETE 6' LONG AND 4" RISE HANDICAP ACCESSIBLE RAMP PER FOOT AND FLORIDA BUILDING CODE REQUIREMENTS. SEE TYPICAL DETAILS.
  - 7 PROVIDE RASSED CONCRETE SIDEWALK. SEE TYPICAL DETAILS.
  - 8 PROVIDE ASPHALTIC PAVEMENT. SEE TYPICAL DETAILS.
  - 9 PROVIDE PARKING WHEEL STOPS. SEE TYPICAL DETAILS.



ADDED FFF, DIMENSION 5, SETBACKS AND BUFFER

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG  
It's the Safe, It's Free, It's the Smart.  
Call 811 two business days before digging.

DATE: 2-5-26  
TOWNSHIP: 25  
RANGE: 35  
SECTION: 35  
SCALE: PER PLAN  
DRAWING NO: C-4B  
PROJECT: 25-102  
DRAWN BY: TLW

DATE: 2-5-26	REVISION
BY: [Signature]	REVISION COMMENTS
DATE: 4-25-20	
BY: [Signature]	
 2242 FRONT STREET, SUITE 200A, MELBOURNE, FL 32954 jtrauger@trauger.com 321.276.7601   321.229.0248	
5565 KORBIN ROCKLEDGE, FLORIDA SITE AND DIMENSION PLAN	

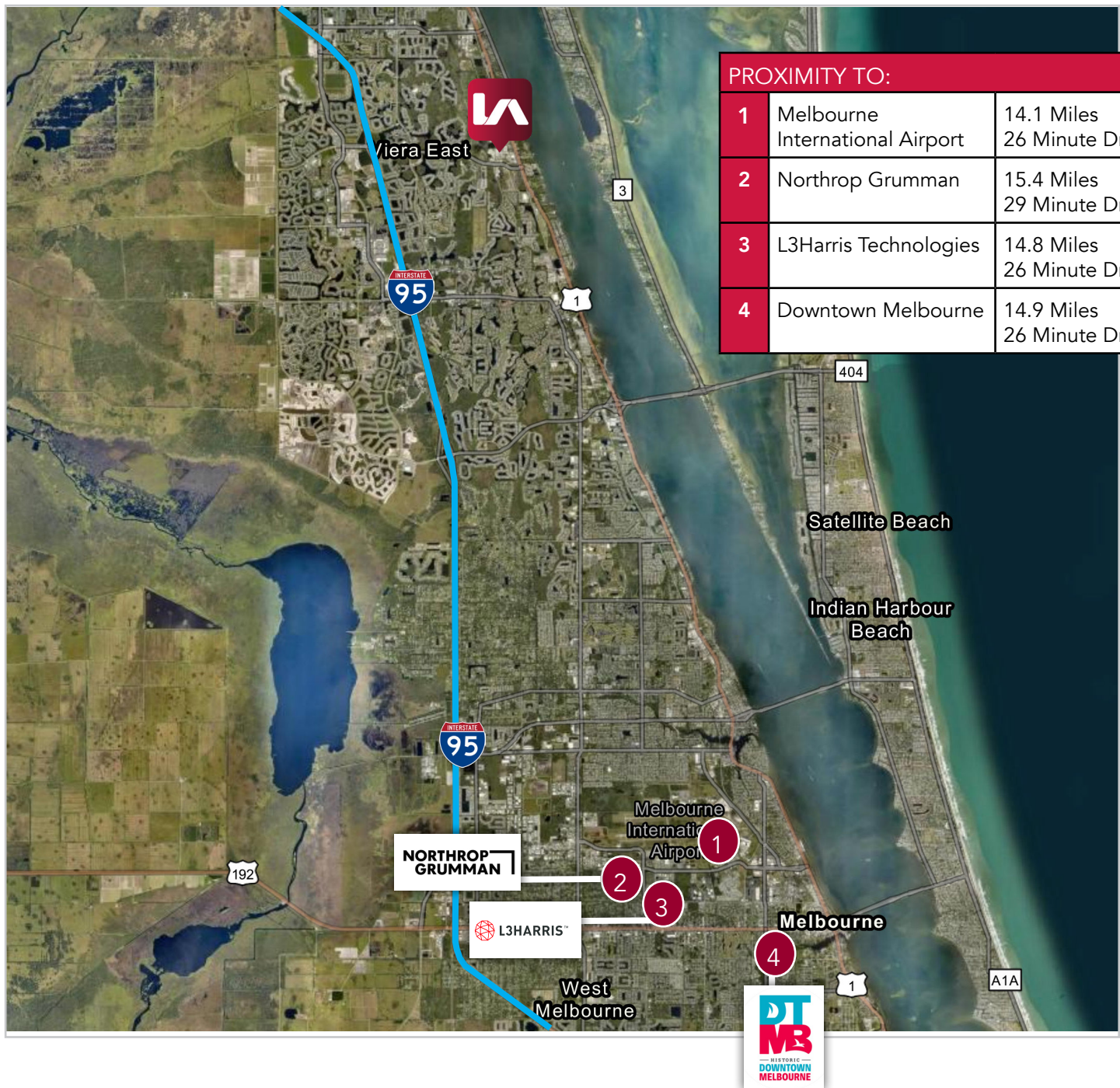
Leasing Contacts:

Charles W. Duvall  
Senior Associate  
cduvall@lee-associates.com  
D 321.243.0857

Ryan Griffith  
Senior Vice President/Principal  
rgriffith@lee-associates.com  
D 908.208.4774

Christopher Griffith  
Vice President  
cgriffith@lee-associates.com  
D 908.380.3627

**5565 KORBIN AVENUE**  
ROCKLEDGE, FL 32955



Leasing Contacts:

Charles W. Duvall  
Senior Associate  
cduvall@lee-associates.com  
D 321.243.0857

Ryan Griffith  
Senior Vice President/Principal  
rgriffith@lee-associates.com  
D 908.208.4774

Christopher Griffith  
Vice President  
cgriffith@lee-associates.com  
D 908.380.3627

**5565 KORBIN AVENUE**  
ROCKLEDGE, FL 32955



Leasing Contacts:

Charles W. Duvall  
Senior Associate  
cduvall@lee-associates.com  
D 321.243.0857

Ryan Griffith  
Senior Vice President/Principal  
rgriffith@lee-associates.com  
D 908.208.4774

Christopher Griffith  
Vice President  
cgriffith@lee-associates.com  
D 908.380.3627

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.