



Year Built:	1995	Availability Date:	05/20/2026
Building Area Total:	12,938	Lease Term:	Other
Building Area Source:	Appraiser	Property Sub Type:	Mixed Use
Entry Level:	1	Subdivision Name:	None
Stories Total:	1	Accessibility	No
Lot Size Acres:	0.94	Features:	
County:	Brevard	Water Body Access	No
General County	South	YN:	
Location:		Waterfront:	No
MLS Area Major:	323 - Eau Gallie	Land Lease YN:	No
Parcel Number:	27-37-08-00-00027.0-0000.00	Tax Legal Description:	PT OF NE 1/4 AS DES IN ORB 5130 PG 1658
Tax Account:	2744104		
Tax Annual Amount:	\$17,034.8		
Number Of Units	1	Association YN:	No
Total:			
Total Rent Per Month:	\$2,363	Leasable Area:	1,890
Base Rent Per Year:	\$28,356	Unit Type:	End Unit
		CAM YN:	No

Public Remarks: Fully insulated, air-conditioned warehouse space with 21' ceiling height and ten foot double doors to bring in equipment and material. Direct Highway US-1 frontage conveniently located between the Eau Gallie Causeway and the Pineda Causeway. Two oversized offices and one storage room, or have three offices depending on your needs! Aproximatley 43'X35' of open warehouse space.

Directions: When heading north on US1 from Eau Gallie Blvd the building will be on your west side.

Name		Office	Primary	Office	E-mail
LA: Justin Luke (3234313) Lic #:3234313		Blue Marlin Real Estate (spa.obkma) 1051534	321-543-7246	321-877-2902	realtorjustinluke@gmail.com
Listing Contract Date: 05/20/2026		Listing Service: Full Service		Listing Agreement: Exclusive Right To Lease	
Expiration Date: 10/13/2026				Owner Name: Brevard Roof Training Llc	
Original List Price: \$2,363				Unit Type: End Unit	
List Price/SqFt: \$0.18				Seller Concessions Offered	
Original Entry Timestamp: 05/20/2026				Y/N:	
Major Change Timestamp: 05/20/2026				Concessions:	
Major Change Type: New Listing					
Status Change Timestamp: 05/20/2026					

Showing Requirements: Combination Lock Box; Showing Contact Phone: SHOWINGTIMES; Showing Service

Showing Contact Phone: SHOWINGTIMES

Owner Name: Brevard Roof Training Llc

Unit 1 Details:	Unit ID: 103	# Units (This Type): 1	Baths Total: 1
	Annual Rent: \$28,356	Furnished: Unfurnished	Unit Remarks: Warehouse Unit
	Unit SqFt: 1,890		

Additional Lease Terms: 36 Months; 24 Months; Negotiable; Other
Building Features: % Air Conditioned or Heated: 100; Clear Ceiling Height: 21; Public Restroom; Separate Office Area; Separate Warehouse Area
Ceiling Type: Insulated
Construction Materials: Other
Cooling: Central Air; Electric
Current Use: Commercial; Industrial; Mixed Use
Existing Lease Type: Gross
Flooring: Concrete
Lease Includes: Individual Unit Only

Lot Features: Cleared
Parking Features: Parking Lot
Roof: Metal
Sewer: Public Sewer
Tenant Pays: All Utilities
Utilities: Cable Not Available; Electricity Available; Sewer Connected; Water Connected
Water Source: Public