

# INDUSTRIAL WAREHOUSE

440 Shearer Blvd. Cocoa, FL 32922



PROPERTY SITE

FOR LEASE | \$13sf NNN

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

Josh Johnson  
772.286.5744 Office  
772.631.5805 Mobile  
[jjohnson@commercialrealestatellc.com](mailto:jjohnson@commercialrealestatellc.com)

# PROPERTY OVERVIEW

This 8,000-sf warehouse property located in Cocoa's prime industrial area is positioned 4 miles from I-95 and only 22 miles from the Melbourne International Airport, offering excellent logistical advantages.

The building features include: 3 bay doors, 2 loading docks, conveyor belt, 400 AMP service, 80'x80' roof storage complete with an overhead crane system.

This site is situated on a corner lot allowing for easy of access.



LEASE PRICE	\$13sf/ NNN
BUILDING SIZE	8,000sf
BUILDING TYPE	Industrial
ACREAGE	.88
FRONTAGE	281'
TRAFFIC COUNT	24,500 ADT (Cocoa Blvd)
YEAR BUILT	1985
CONSTRUCTION TYPE	MASNRYCONC
ZONING	IND
LAND USE	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL.
PARCEL ID	24-36-28-53-00000.0-0002.00

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Josh Johnson**

772.286.5744 Office

772.631.5805 Mobile

[jjohnson@commercialrealestatellc.com](mailto:jjohnson@commercialrealestatellc.com)

# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	23,810	1 Mile	\$55,157	1 Mile	42
3 Mile	96,538	3 Mile	\$58,136	3 Mile	42
5 Mile	208,755	5 Mile	\$61,730	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	25,670	1 Mile	\$38,145	1 Mile	41
3 Mile	103,406	3 Mile	\$40,191	3 Mile	40
5 Mile	225,775	5 Mile	\$42,890	5 Mile	41

**Jeremiah Baron**  
& CO.

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Josh Johnson**  
772.286.5744 Office  
772.631.5805 Mobile  
[jjohnson@commercialrealestatellc.com](mailto:jjohnson@commercialrealestatellc.com)



# ZONING INFORMATION

(a) *Zoning classifications established.* Within the unincorporated areas of the county, the following zoning classifications are hereby established, such zoning classifications being created under this article or being zoning classifications incorporated by reference under this article:

(5) Commercial zoning classifications:

- a. Restricted neighborhood retail commercial zoning classification, BU-1-A.
- b. General retail commercial zoning classification, BU-1.
- c. Retail, warehousing and wholesale commercial zoning classification, BU-2.

(6) Tourist commercial and transient commercial zoning classifications:

- a. General tourist commercial zoning classification, TU-1.
- b. Transient tourist commercial zoning classification, TU-2.

(7) Industrial zoning classifications:

- a. Planned business park zoning classification, PBP.
- b. Planned industrial park zoning classification, PIP.
- c. Light industrial zoning classification, IU.
- d. Heavy industrial zoning classification, IU-1.

(8) Special zoning classifications:

- a. Environmental area zoning classification, EA.
- b. Government managed land zoning classification, GML.
- c. Institutional zoning classification, IN.

**Jeremiah Baron  
& CO.**

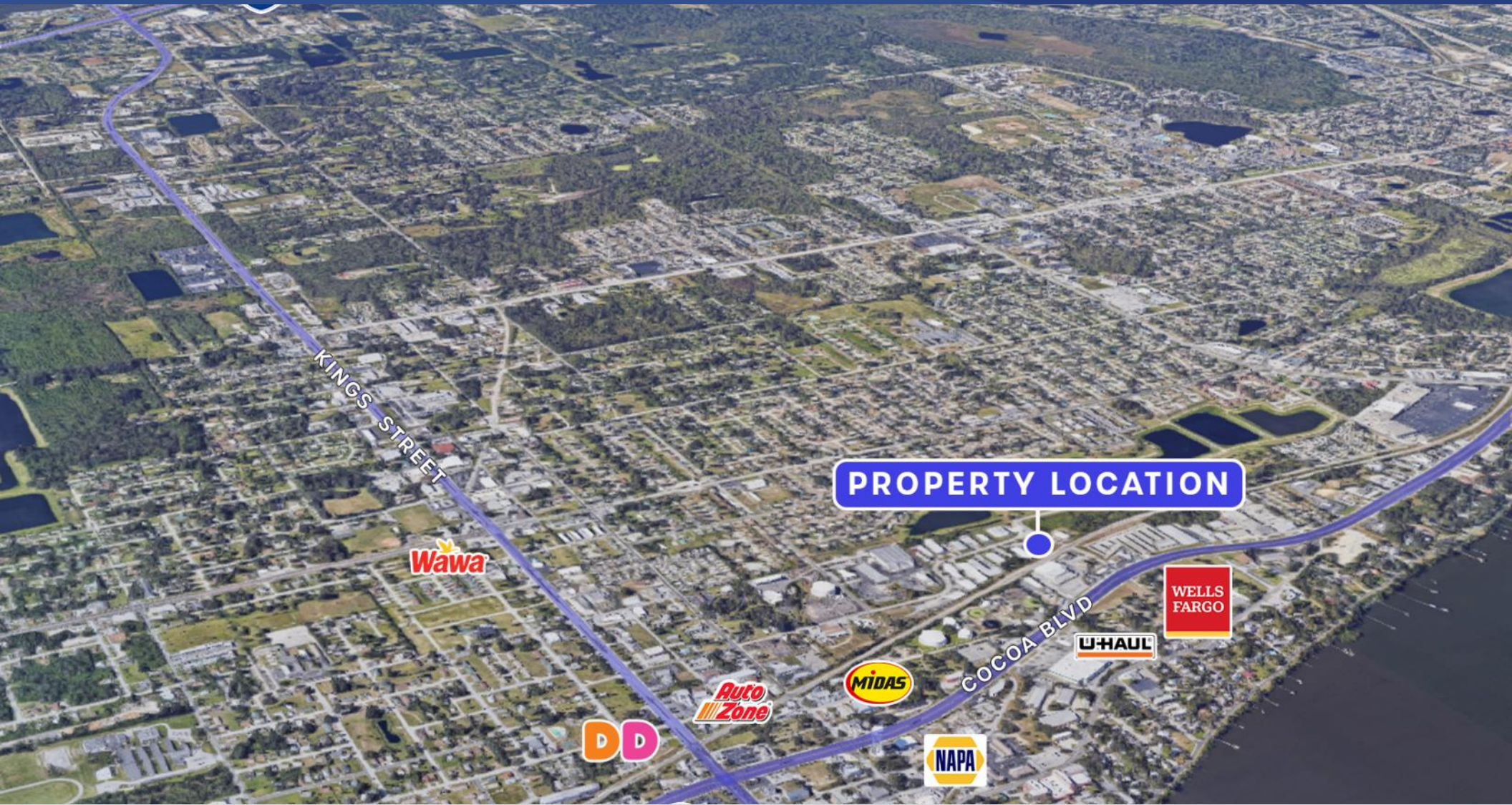
**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Josh Johnson**  
772.286.5744 Office  
772.631.5805 Mobile  
[jjohnson@commercialrealestatellc.com](mailto:jjohnson@commercialrealestatellc.com)



# TRADE AREA MAP



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

Josh Johnson  
772.286.5744 Office  
772.631.5805 Mobile  
[jjohnson@commercialrealestatellc.com](mailto:jjohnson@commercialrealestatellc.com)