



WAREHOUSE & OFFICE SPACE FOR LEASE

PRIME STORAGE – COCOA

3855 N US Highway 1,
Cocoa, FL 32926

● FOR LEASE

LEASE RATE RANGE	\$11.99– \$14.00/SF/YR
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PARKING	Ample On-Site
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TOTAL AVAILABLE SPACE	10,012 SF
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PROPERTY TYPE	Industrial / Office
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BUILDING TYPE	Warehouse & Office
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LEASE TERM	Negotiable
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AVAILABILITY	Available Now
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SIGNAGE	Excellent Visibility
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– COCOA

3855 N US Highway 1,, Cocoa, FL 32926

COMMERCIAL REAL
ESTATE

Cocoa, FL 32926



SCAN

\$11.99– \$14.00/SF/YR LEASE RATE RANGE	10,012 SF TOTAL AVAILABLE SPACE	Ample On-Site PARKING
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The Opportunity

Industrial warehouse and office complex on US Highway 1 in Cocoa, FL. Dock-high loading, roll-up door access, 24-ft clear height. Flexible configurations available separately or combined. Utilities included. Immediate availability.

Offering Summary

PROPERTY TYPE	Industrial / Office
BUILDING TYPE	Warehouse & Office
LEASE TERM	Negotiable
AVAILABILITY	Available Now
SIGNAGE	Excellent Visibility
CLEAR HEIGHT	24 Feet (Warehouse)

SCHEDULE A PROPERTY TOUR

Available Spaces

SUITE	UNIT	SIZE	LEASE RATE	TERM
Office Suite	OFF01	1,462 SF	\$14.00 /SF/YR	Negotiable
Warehouse	WH1	8,550 SF	\$11.99 /SF/YR	Negotiable

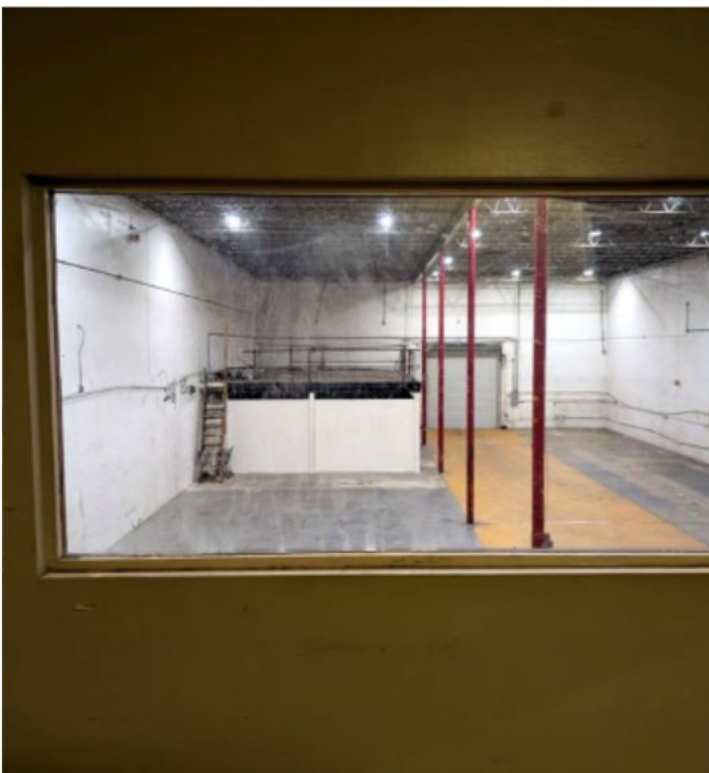
Property Highlights

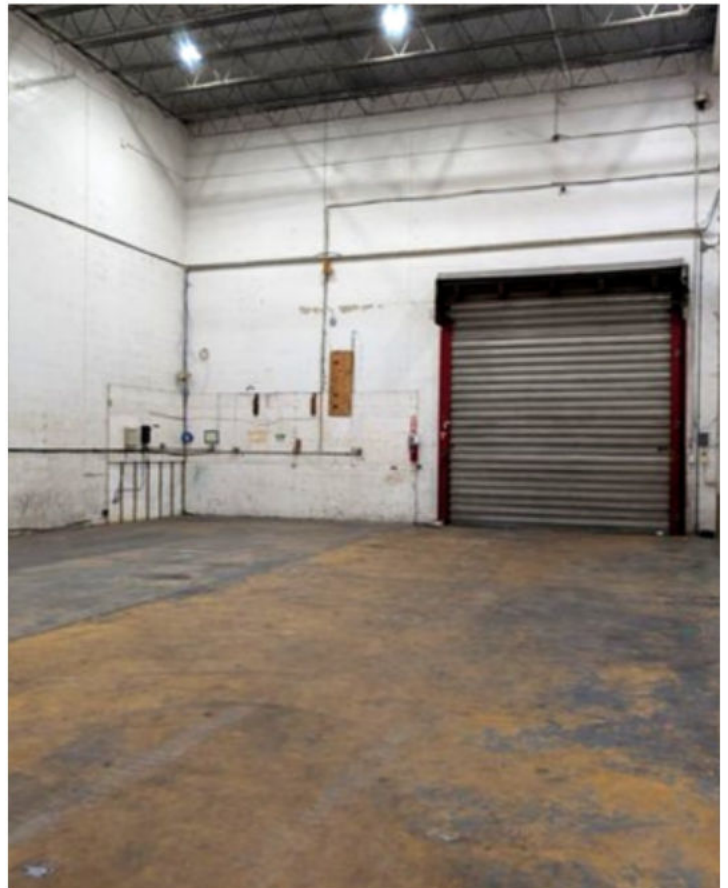
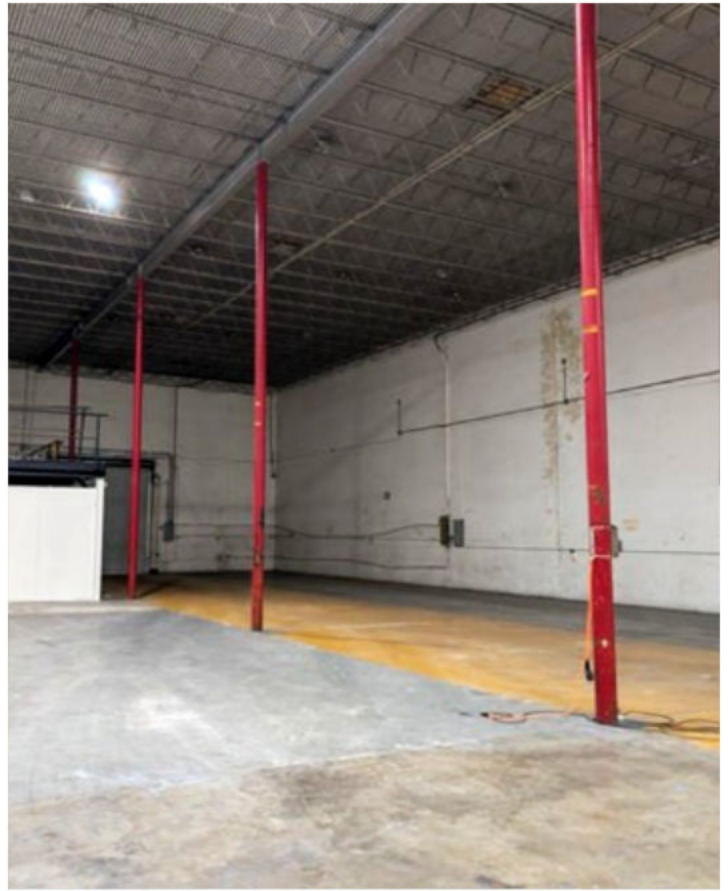
- Total Available Space: 10,012 SF
- Dock-High Loading & Roll-Up Door Access
- Immediate Availability
- Easy Access to SR 528, I-95 & Port Canaveral
- Ample Parking & Excellent Signage
- 24-Foot Clear Height Warehouse
- Located Directly on US Highway 1
- Spaces Available Separately or Combined
- Utilities Included in Rent
- Operational Privacy & Low-Profile Location

Location



3855 N US HIGHWAY 1, | COCOA, FL 32926



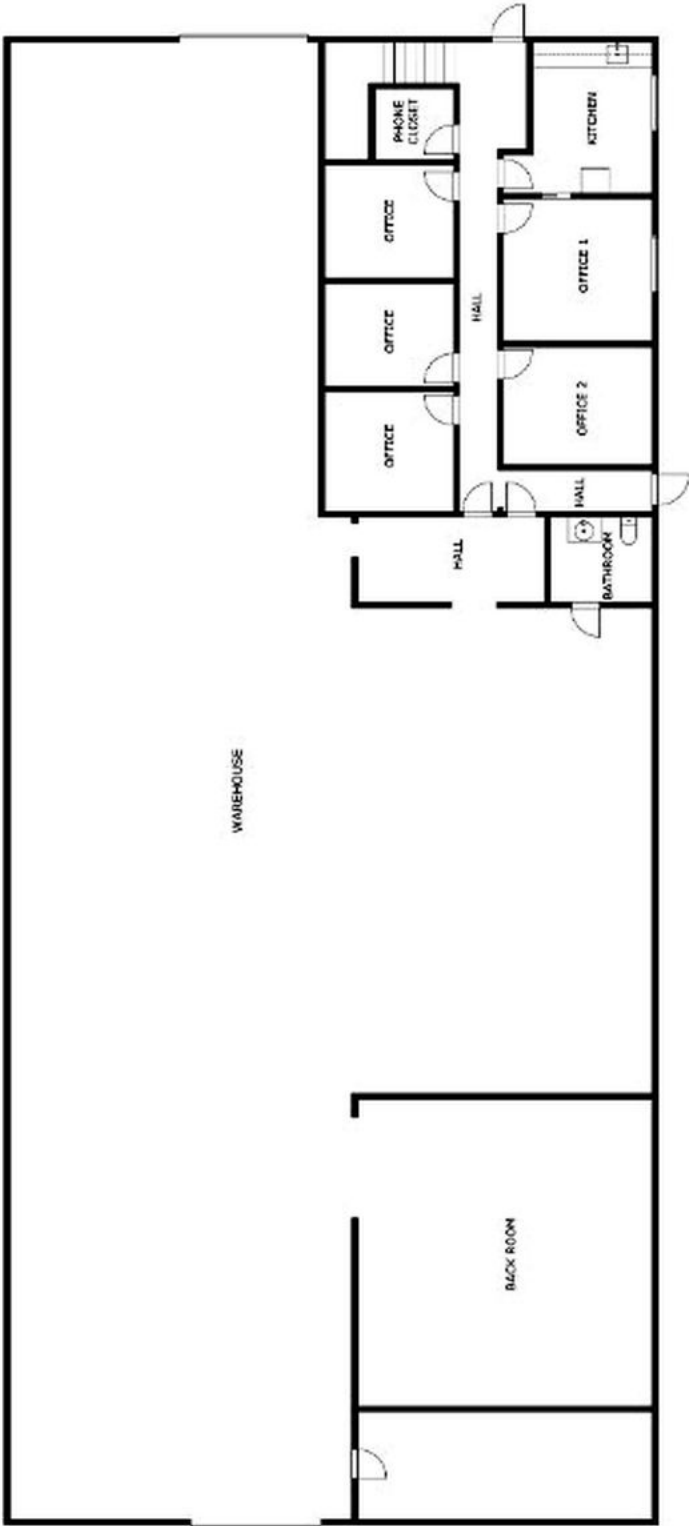


WITHIN 3 MILES

6,858 2020 HOUSEHOLDS	\$87,375 AVG HOUSEHOLD INCOME		
POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	1,850	17,351	71,988
2024 Population	2,239	18,175	72,542
2029 Population Projection	2,499	19,587	77,718
Annual Growth 2020 –2024	5.3 %	1.2 %	0.2 %
Annual Growth 2024 –2029	2.3 %	1.6 %	1.4 %
Median Age	50.3	47.1	44.7
Bachelor's Degree or Higher	22 %	25 %	24 %
U.S. Armed Forces	0	9	92
INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$78,426	\$87,375	\$88,008
Median Household Income	\$54,091	\$65,363	\$65,516
Under \$25,000	154	1,174	5,751
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Households	794	6,858	28,713
2024 Households	954	7,142	28,780
2029 Household Projection	1,063	7,716	30,806
Annual Growth 2020 –2024	4.4 %	1.1 %	0.2 %
Annual Growth 2024 –2029	2.3 %	1.6 %	1.4 %
Owner Occupied Households	820	5,899	22,410
Renter Occupied Households	243	1,817	8,396
Avg Household Size	2.3	2.3	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$29.7M	\$230.5M	\$910M

Floor Plan

3855 N US Highway 1,, Cocoa, FL 32926





CONTACT

Connect With Our Commercial Team.

For leasing details, tours and pricing on 3855 N US Highway 1, reach out directly. Strategic commercial real estate guidance across Florida's Space Coast.



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LEASE RATE RANGE	\$11.99-\$14.00/SF/YR	TOTAL AVAILABLE SPACE	10,012 SF
PARKING	Ample On-Site	PROPERTY TYPE	Industrial / Office
BUILDING TYPE	Warehouse & Office		

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SCAN FOR PROPERTY DETAILS

LEASING · SALES · MANAGEMENT · INVESTMENTS

LOCAL EXPERTISE. COMMERCIAL REAL ESTATE, ELEVATED.

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