

FOR LEASE - WAREHOUSE COCOA

PRIME STORAGE

3855 N. US 1, Cocoa, Florida 32926



JMREALESTATE.COM

Offering a rare combination of professional office space and functional warehouse under one roof — perfect for companies needing visibility, access, and efficiency.

Office Suite: ± 1,462 SF

- Five private offices • Reception • Break room • Shared restrooms
- Utilities included (electric, water, sewer)

Warehouse Unit: ± 8,550 SF

- 24-foot clear height • Roll-up door • Private restroom
- Optional mezzanine office
- Flexible layout for distribution, storage, or light manufacturing



Spaces can be leased separately or combined for a seamless office-warehouse operation.

KYLE MAGNUSSON

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JM Real Estate, Inc.

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DONNA COBB

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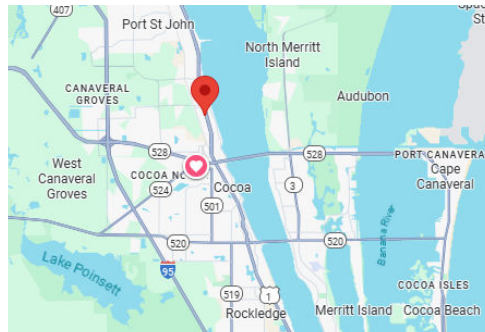
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Population	1 mile	3 miles	5 miles
2020 Population	1,850	17,351	71,988
2024 Population	2,239	18,175	72,542
2029 Population Projection	2,499	19,587	77,718
Annual Growth 2020-2024	5.3%	1.2%	0.2%
Annual Growth 2024-2029	2.3%	1.6%	1.4%
Median Age	50.3	47.1	44.7
Bachelor's Degree or Higher	22%	25%	24%
U.S. Armed Forces	0	9	92

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Highlights

- Prime US-1 frontage with excellent signage and exposure
- Immediate availability – move-in-ready space
- Utilities included in rental rate (tenant pays trash removal)
- Easy access to SR 528, I-95, and Port Canaveral trade routes
- Flexible floorplans for office, industrial, or service-based businesses
- Ample parking and convenient ingress/egress

Ideal Uses

- Professional Services
- Construction, Trades, or Engineering Offices
- E-Commerce or Logistics Hub
- Light Industrial or Assembly Operations

Lease Information

- Office: 1,462 SF | \$14.00 / SF Gross
- Warehouse: 8,550 SF | \$11.99 / SF Gross
- Availability: Immediate
- Lease Term: Flexible

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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
< \$25,000	154	1,174	5,751
\$25,000 - 50,000	301	1,859	6,388
\$50,000 - 75,000	100	878	3,652
\$75,000 - 100,000	141	891	3,629
\$100,000 - 125,000	87	716	2,461
\$125,000 - 150,000	64	682	2,398
\$150,000 - 200,000	64	451	2,490
\$200,000+	44	490	2,011

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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

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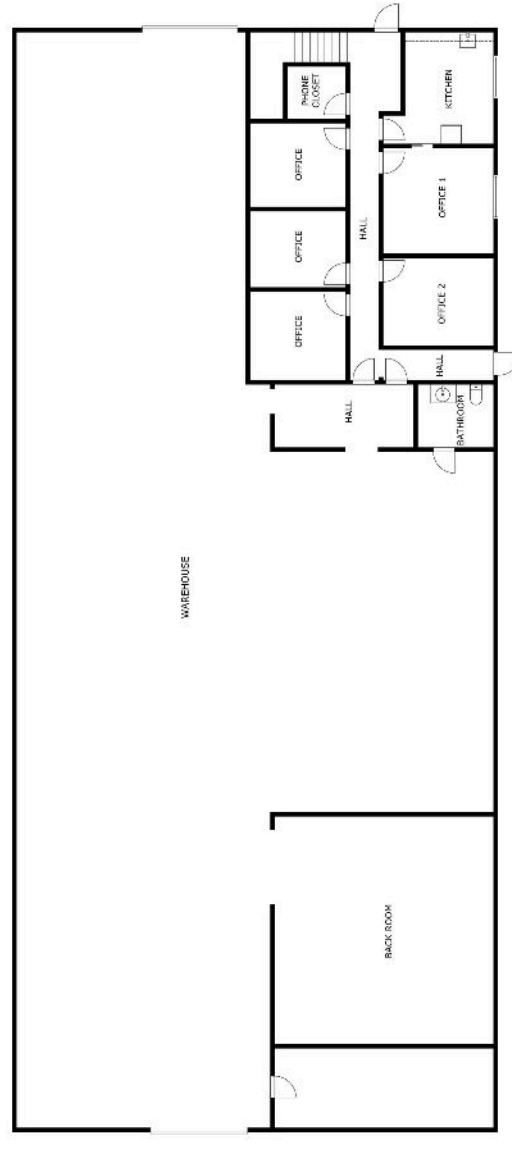


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FLOOR PLAN

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