



PRIME STORAGE – COCOA

3855 N US Highway 1 | Cocoa, FL 32926

Warehouse & Office Space For Lease

\$11.99-\$14.00/SF/YR

Available Now

PROPERTY HIGHLIGHTS

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

AVAILABLE SPACES

Office Suite (Unit OFF01): 1,462 SF | \$14.00/SF/YR | Negotiable Term

Warehouse Unit (Unit WH1): 8,550 SF | \$11.99/SF/YR | Negotiable Term

Total Available: 10,012 SF | Immediate Availability

Michael Corbitt

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

WAREHOUSE & OFFICE SPACE FOR LEASE

3855 N US HIGHWAY 1, COCOA, FL 32926



OFFICE SUITE (OFF01) | 1,462 SF | \$14.00/SF/YR

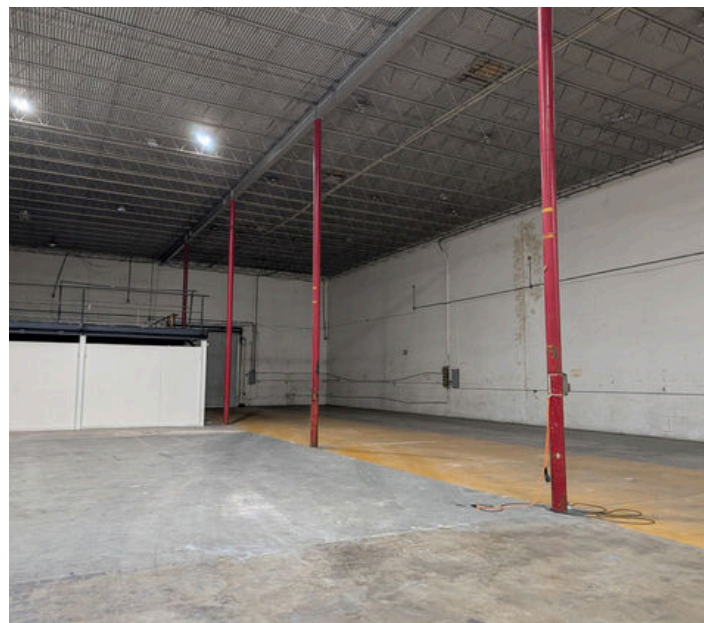
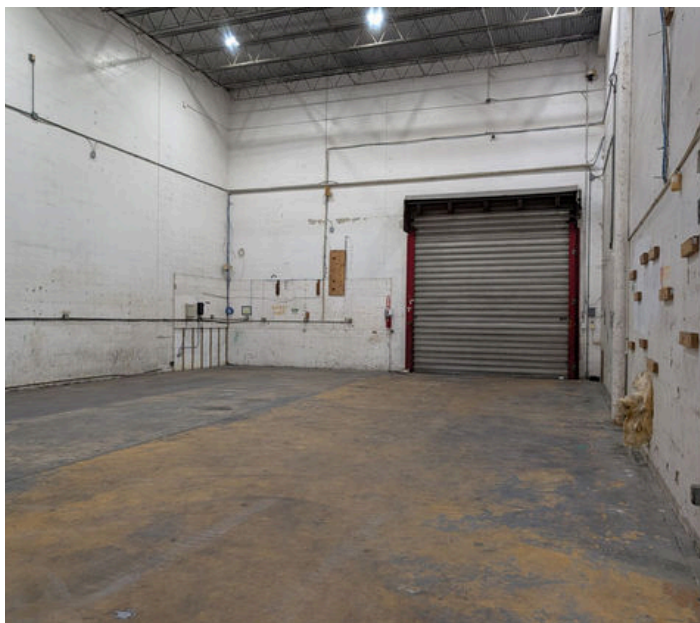
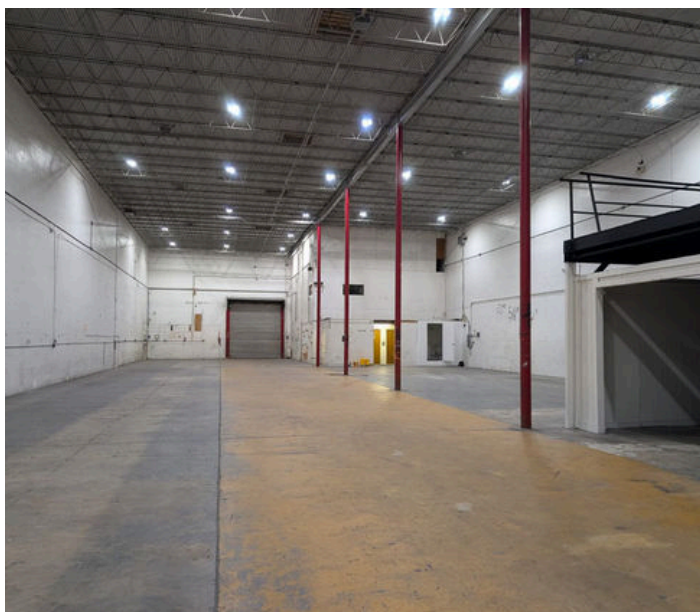
Five Private Offices | Kitchenette | Utilities Included

Can Be Combined with Warehouse for Direct Access

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WAREHOUSE & OFFICE SPACE FOR LEASE

3855 N US HIGHWAY 1, COCOA, FL 32926



WAREHOUSE (WH1) | 8,550 SF | \$11.99/SF/YR

24-Foot Clear Height | Dock-High Loading | Roll-Up Door Access
Open Industrial Layout | Utilities Included | Immediate Availability

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WAREHOUSE & OFFICE SPACE FOR LEASE

3855 N US HIGHWAY 1, COCOA, FL 32926

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
\$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

WAREHOUSE & OFFICE SPACE FOR LEASE

3855 N US HIGHWAY 1, COCOA, FL 32926

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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AVAILABLE SPACES

LEASE RATES

Office Suite (OFF01): 1,462 SF | \$14.00/SF/YR

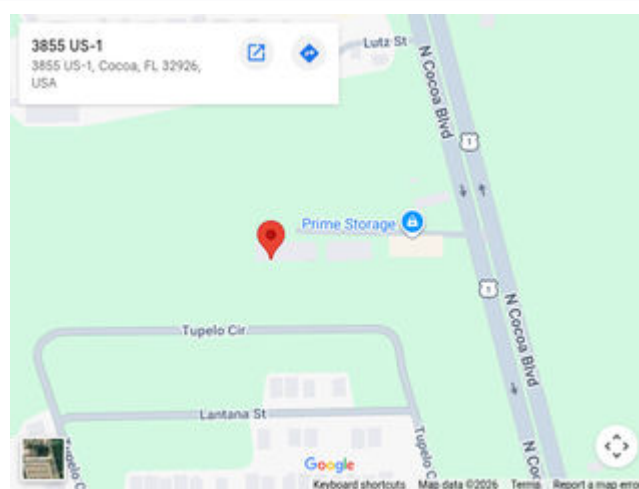
Warehouse (WH1): 8,550 SF | \$11.99/SF/YR

Total Available: 10,012 SF | Immediate

PRIME STORAGE – COCOA

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.

LOCATION MAP



3855 N US Highway 1, Cocoa, FL 32926

CONTACT FOR LEASING INFORMATION



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**SCAN FOR FULL
PROPERTY DETAILS**

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