



6025 N COURTENAY PKWY

6025 N Courtenay Pkwy | Merritt Island, FL 32953

17,414 SF Industrial / Manufacturing | 2.95 Acres | BU-2 Zoning

\$15,000/MONTH

2.95 Acres | BU-2 Zoning

PROPERTY HIGHLIGHTS

- 17,414 SF Building
- 2.95 Acres
- 22' Clear Height
- 4 Drive-In Doors
- 3-Phase Power
- BU-2 Zoning
- Available Now
- Strong Visibility
- N Courtenay Parkway
- Industrial / Manufacturing
- Outdoor Storage Potential
- Metal Construction

PROPERTY DESCRIPTION

Versatile 17,414 SF industrial facility on 2.95 acres along North Courtenay Parkway in Merritt Island.

Features 22-foot clear height, 4 drive-in doors, 3-phase power, and BU-2 zoning. Ideal for manufacturing, distribution, storage, contractor operations, and service-oriented businesses. Available immediately.

Scott Langston | JM Real Estate, Inc.

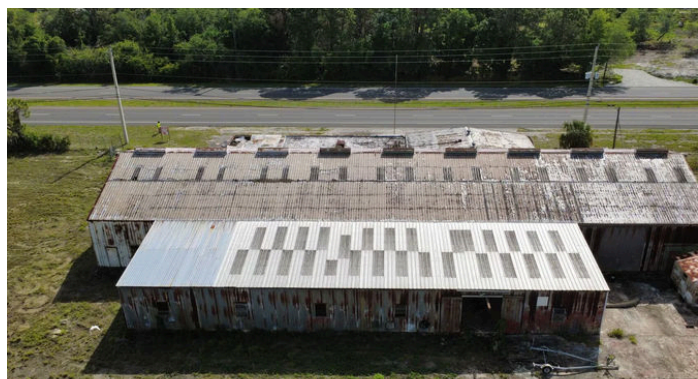
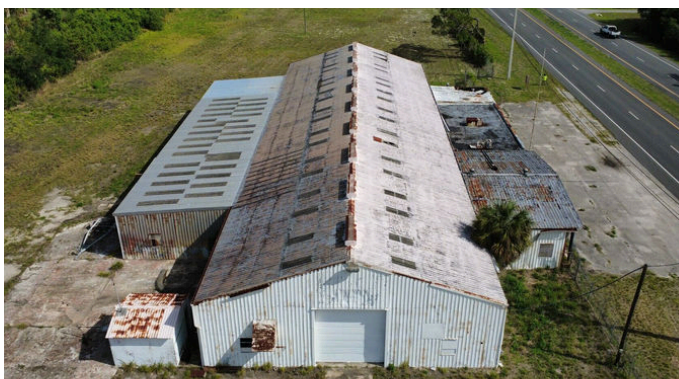
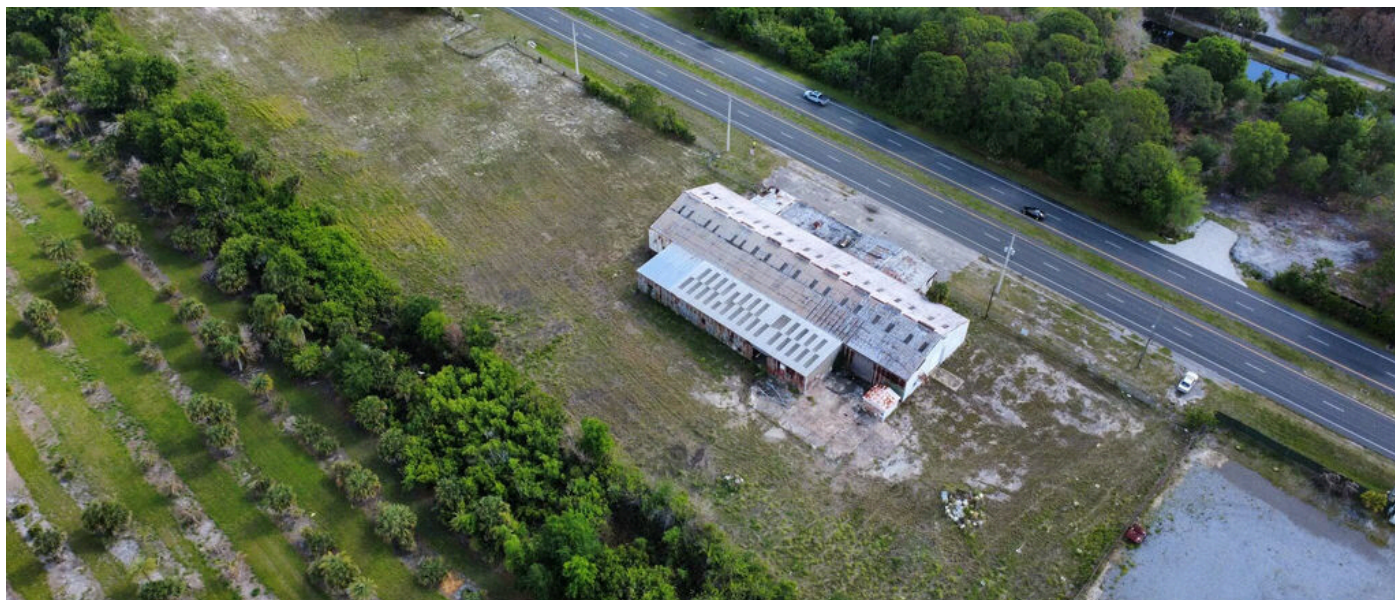
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JM Real Estate, Inc. | 4350 N Atlantic Ave, Suite 4, Cocoa Beach, FL 32931 | JMRealEstate.com

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PROPERTY OVERVIEW



Versatile industrial facility located on North Merritt Island offering excellent visibility, accessibility, and operational flexibility. Formerly utilized as a marine warehouse, the property is ideal for manufacturing, distribution, storage, contractor operations, automotive services, and related industrial uses.

BUILDING SPECIFICATIONS

17,414 SF
Building Size

2.95 Acres
Lot Size

22'
Clear Height

4
Drive-In Doors

3-Phase
Power

BU-2
Zoning

\$15,000/Mo
Lease Rate

Immediate
Availability

PROPERTY HIGHLIGHTS

- 17,414 SF Building
- 2.95 Acre Site
- Available Immediately
- Metal Construction
- Built 1959
- Outdoor Storage Potential
- Excellent Accessibility
- Strong Frontage on N Courtenay Pkwy

LOCATION ADVANTAGES



STRATEGIC LOCATION

Positioned directly on North Courtenay Parkway with strong traffic exposure and convenient access to major transportation hubs throughout Brevard County.

TRANSPORTATION ACCESS

Port Canaveral
 10.1 Miles | ~15 Minutes
Melbourne Orlando Intl Airport
 37.2 Miles | ~52 Minutes
CSX Intermodal Orlando
 47 Miles | ~58 Minutes

TRAFFIC EXPOSURE

14,524 Vehicles Per Day | North Courtenay Parkway

Church Rd: 14,524 | Kings Way: 15,995 | Judson Rd: 11,802

VISIBILITY ADVANTAGES

- ✓ High-Traffic Commercial Corridor
- ✓ Excellent Frontage
- ✓ Strong Daily Exposure
- ✓ Service & Industrial User Visibility
- ✓ Central Merritt Island Location

IDEAL USES

- Manufacturing
- Warehouse
- Automotive
- Contractor Yard
- Distribution
- Marine Services
- Equipment Storage
- Service Operations



FOR LEASING INFORMATION

6025 N Courtenay Pkwy, Merritt Island, FL 32953
17,414 SF Industrial Facility | 2.95 Acres | Available Immediately

\$15,000 / Month



Scott Langston

Broker | JM Real Estate, Inc.

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PROPERTY DETAILS

Schedule a Property Tour Today

