

CORNERSTONE
COMMERCIAL
ASSOCIATES, LLC

LEASING
MANAGEMENT
INVESTMENT

*The Foundation For
Every Real Estate Transaction*

INDUSTRIAL COMPLEX FOR SALE ROCKLEDGE, FLORIDA



355 GUS HIPP BLVD. ROCKLEDGE, FLORIDA 32955

Cornerstone Commercial Associates LLC
6767 N. Wickham Road: Suite 400
Melbourne, FL 32940
Phone: (321) 421-6960
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The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

FOR SALE
Industrial Facility
355 Gus Hipp Blvd.
Rockledge
Brevard County, Florida 32955

Located on the south side of Gus Hipp Blvd. between US Highway 1 and Murrell Road within the city limits of Rockledge, FL.

Building Size: Building A - 7,860 square feet. 15' eave height. Built in 1981.
Building B - 9,180 square feet. 15' eave height. Built in 1993.

Site Size: 3.1± Acres

Loading: Two enamel steel buildings linked with a covered dock high loading platform (30' x 60').
Building A - four grade level OHD.
Building B - three grade level OHD.

Power: Panel A - 400 amps 3-phase 120/208
Panel B - 800 amps 3-phase 277/480

Zoning: IP (Industrial Park), City of Rockledge

Tax Account: 2508411

Parcel ID: 25-36-15-00-00771.0-0000.00

Real Estate Taxes: \$13,303.71 (2010)

Price: \$950,000.00

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