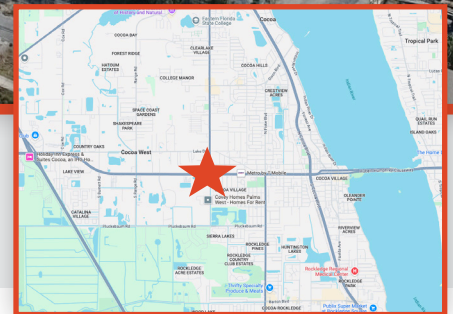




139 CLEARLAKE ROAD, COCOA, FL 32922  
**SMALL BAY WAREHOUSE OPPORTUNITY AVAILABLE  
WITH ACRE OF INDUSTRIAL OUTDOOR STORAGE**



### PROPERTY HIGHLIGHTS

- Rent Roll available upon request
- Seller Financing available for qualified prospects
- Roughly an acre of IOS available and ready For Lease
- Acre of excess land could be used for future development of more Small Bay product
- 100% leased with below market lease rates with 1-2 years left of term with each tenant
- Room to add value through restructuring leases
- All 8 bays equip with roll up door
- Hands off U-Haul pick up / drop off conducted virtually

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,134	40,886	86,493
Households	2,671	16,889	36,351
Avg. HH Income	\$46,238	\$66,688	\$80,522

#### For More Information:

**Solomon Attaway**  
407-516-4562

[solomon@v3capital.com](mailto:solomon@v3capital.com)

**Caden Florence**  
407-307-4477

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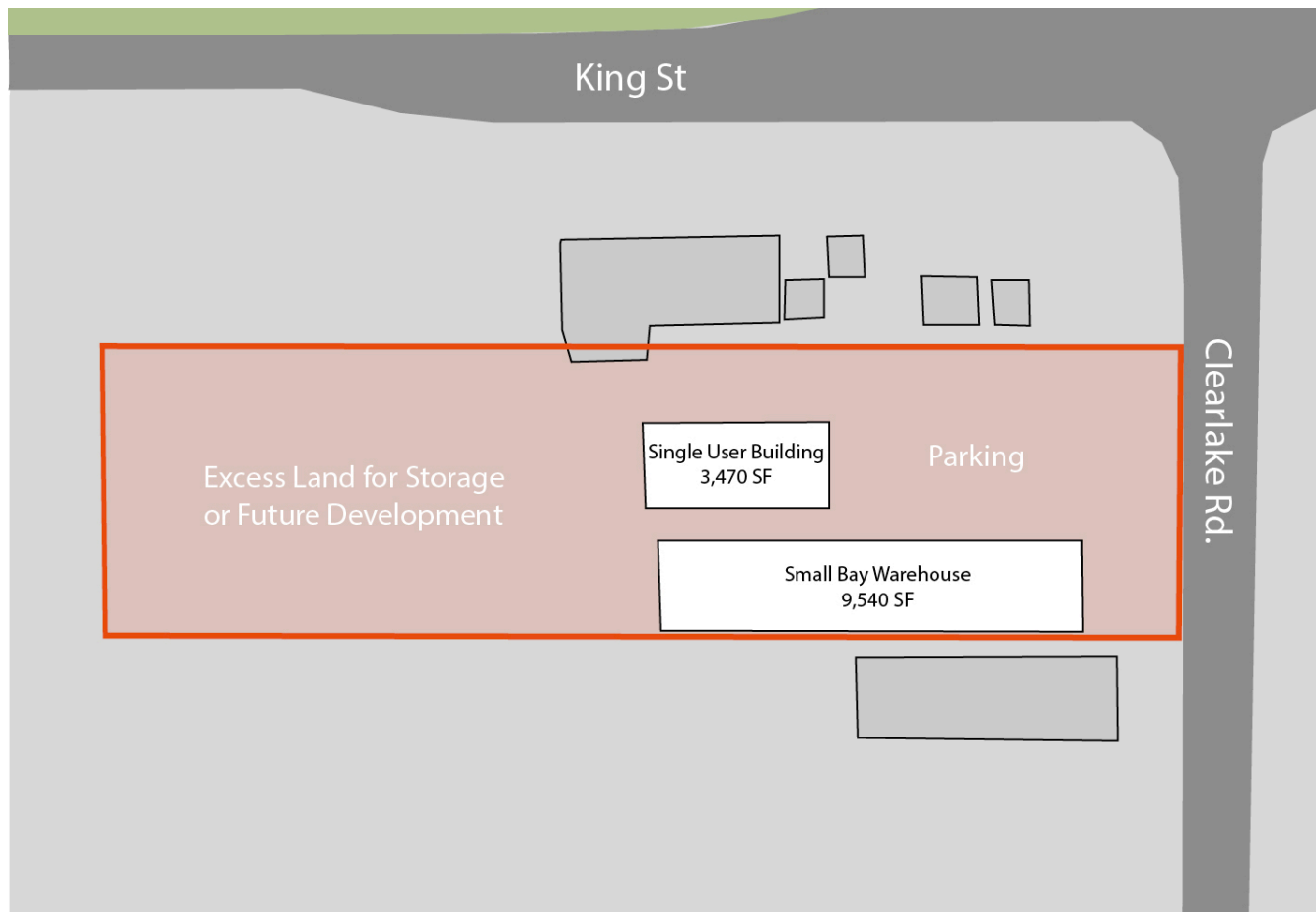
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**ABOUT THE PROPERTY**

V3 Commercial Advisors is thrilled to exclusively bring to market this Free-Standing Small Bay Warehouse & Outdoor Storage Opportunity located at 139 & 141 Clearlake Rd Cocoa, FL 32922.

The Subject Property is equip with a 9,540 SF Small Bay Warehouse on a 1.98 acre lot that permits outdoor storage. The Subject also includes an additional 3,470 SF Free-Standing Owner User warehouse. This is a perfect opportunity to position your investment in a growing market with a demand for warehouse and outdoor storage space.

**SITE PLAN**



139 CLEARLAKE ROAD, COCOA, FL 32922

**SMALL BAY WAREHOUSE OPPORTUNITY AVAILABLE WITH  
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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