#### FOR LEASE INDUSTRIAL

# 2941 Oxbow Circle Cocoa, FL 32926



Cape Canaveral Air Force Station

Port Canavera



50 Christmas

Real Estate, Inc

Tosohatchee Wildlife Management Area

- ▲ 28,050 SF of Office & Industrial Space
- ▲ Located in Grissom Ridge Industrial Park
- ▲ Approximately 15 Minutes from the Port
- 35 Minutes from Both Orlando Airport & Melbourne Airport
- ▲ Clean, Large Open Warehouse Space
- Multiple Private Office Spaces of Various Sizes & Open Office Spaces
- ▲ Large Conference Room & Break Area
- ▲ Property Can Be Subdivided
- ▲ 3.3/1,000 SF Parking Ratio
- ▲ 100% Air Conditioned
- 3 Phase Power
- ▲ Mezzanine Stage
- ▲ Trade Free Zone
- ▲ \$10/SF/YR Modified Gross



Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein.

Licensed Real Estate Broker



▲ Leasing

▲ Sales

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Port St John

41 Oxbow Circle

Office: 321.242.2882 x 208 Cell: 321.508.9030 Email: Charine@JMRealEstate.com WWW.JMREALESTATE.COM

### FOR LEASE INDUSTRIAL 2941 Oxbow Circle Cocoa, FL 32926 QTEON OI Oxbow Clr Oxf - 21 . 2941 Oxbow Circle $\sim 1$ No. 4 OPEN OFFICE/WAREHOUSE BREAK AREA OPEN OFFICE OPEN OFFICE レマ Commercial Leasing Contact: Information contained herein has been **Charine Lewis** Individual contained internation activity of the obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. ▲ Management JM Real Estate, Inc. Office: 321.242.2882 x 208 ▲ Leasing Cell: 321.508.9030 Email: Charine@JMRealEstate.com WWW.JMREALESTATE.COM Licensed Real Estate Broker ▲ Sales Real Estate, Inc

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