

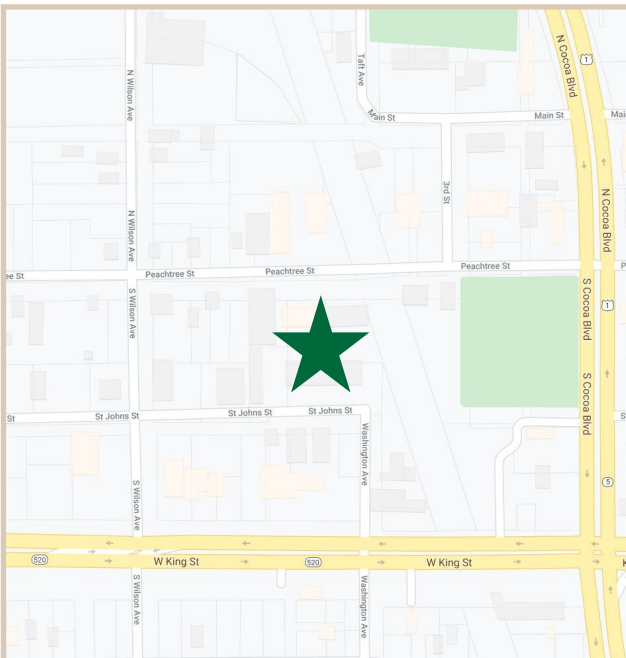
# FOR LEASE

Saint Johns Street Warehouse Complex

520 & 534 St. Johns Street Cocoa, FL, 32922

## PROPERTY FACTS

Building Area	34,715 Sq. Ft.
Parcel Size:	1.49 Acres
Configuration	Four Buildings 9,570 Sq. Ft. 9,200 Sq. Ft. 5,450 Sq. Ft. 9,570 Sq. Ft.
Electrical	Three Phase Power
Zoning	Light Industrial M-1 City of Cocoa
Use	Zoning Allows for Office, Warehouse, Distribution, Storage and Manufacturing
Ceiling Height	14 Feet to 20 Feet
Year Built:	520 in 1955 534 in 1958
Construction	Structural Steel and Concrete Block



## PROPERTY HIGHLIGHTS

Price:	Great value for newly renovated space.
Access	Multiple Entrances and exits (3) off of St Johns Street for easy drop off delivery.
Location:	Near 520 providing direct Access to Orlando and the densely populated beachside communities.
Aesthetics:	Extensive interior and exterior renovations including new paint and signage. Beautiful modern office areas associated with each warehouse.



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### CONTACT INFO:

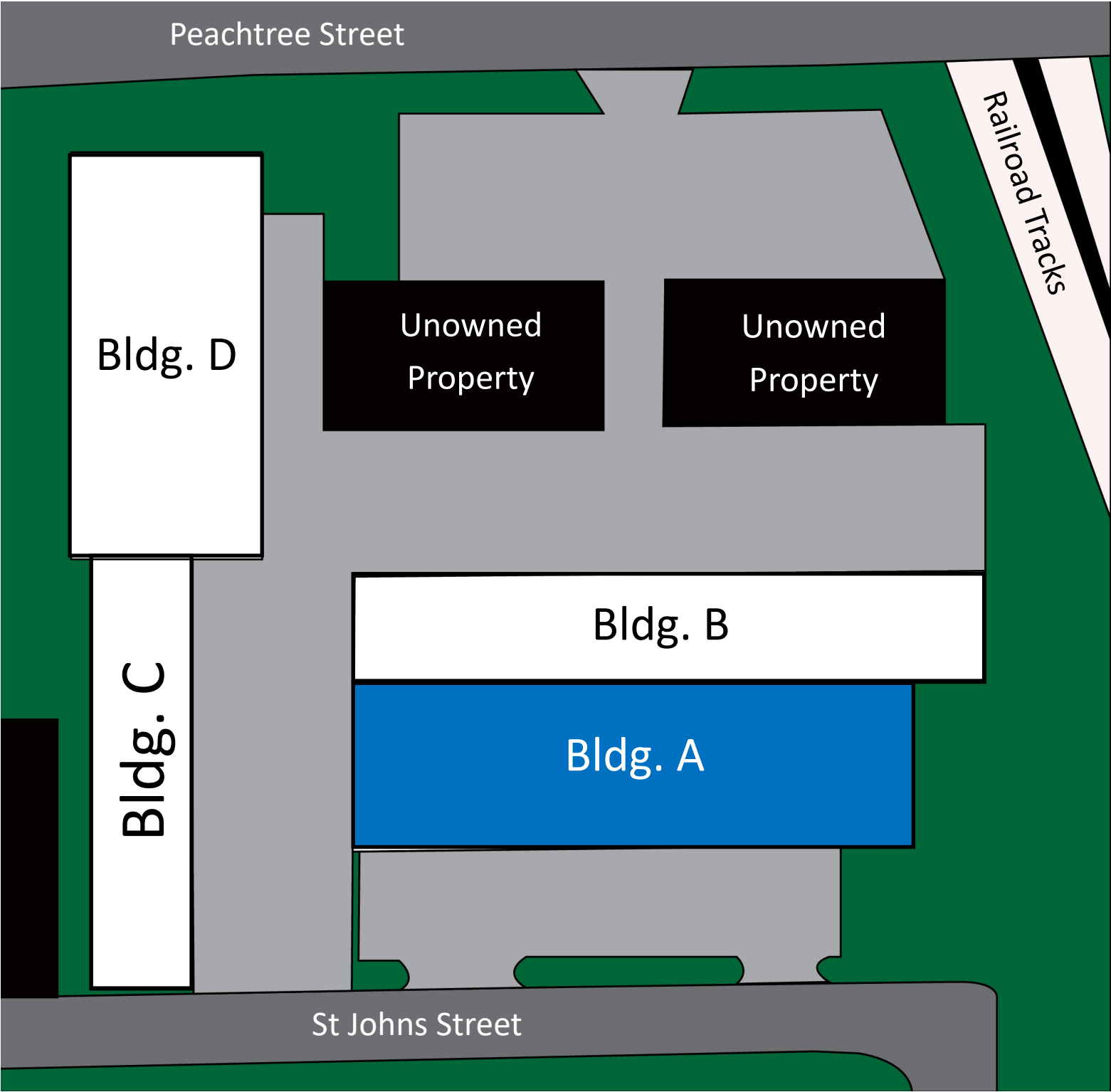
Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	<a href="mailto:leasing@vscrc.com">leasing@vscrc.com</a>

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# SITE PLAN

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## UNITS AVAILABLE

## Saint Johns Street Warehouse Complex

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UNIT	SIZE		RATE		MONTHLY RATE	UTILITIES INCLUDED				NOTES
						WATER	ELECTRIC	TRASH	CABLE	
A	9,570	S F	\$8.00	SF / YR	\$6,380.00	Yes	No	No	No	6 dock highs Overhead Doors, One Overhead door with a ramp



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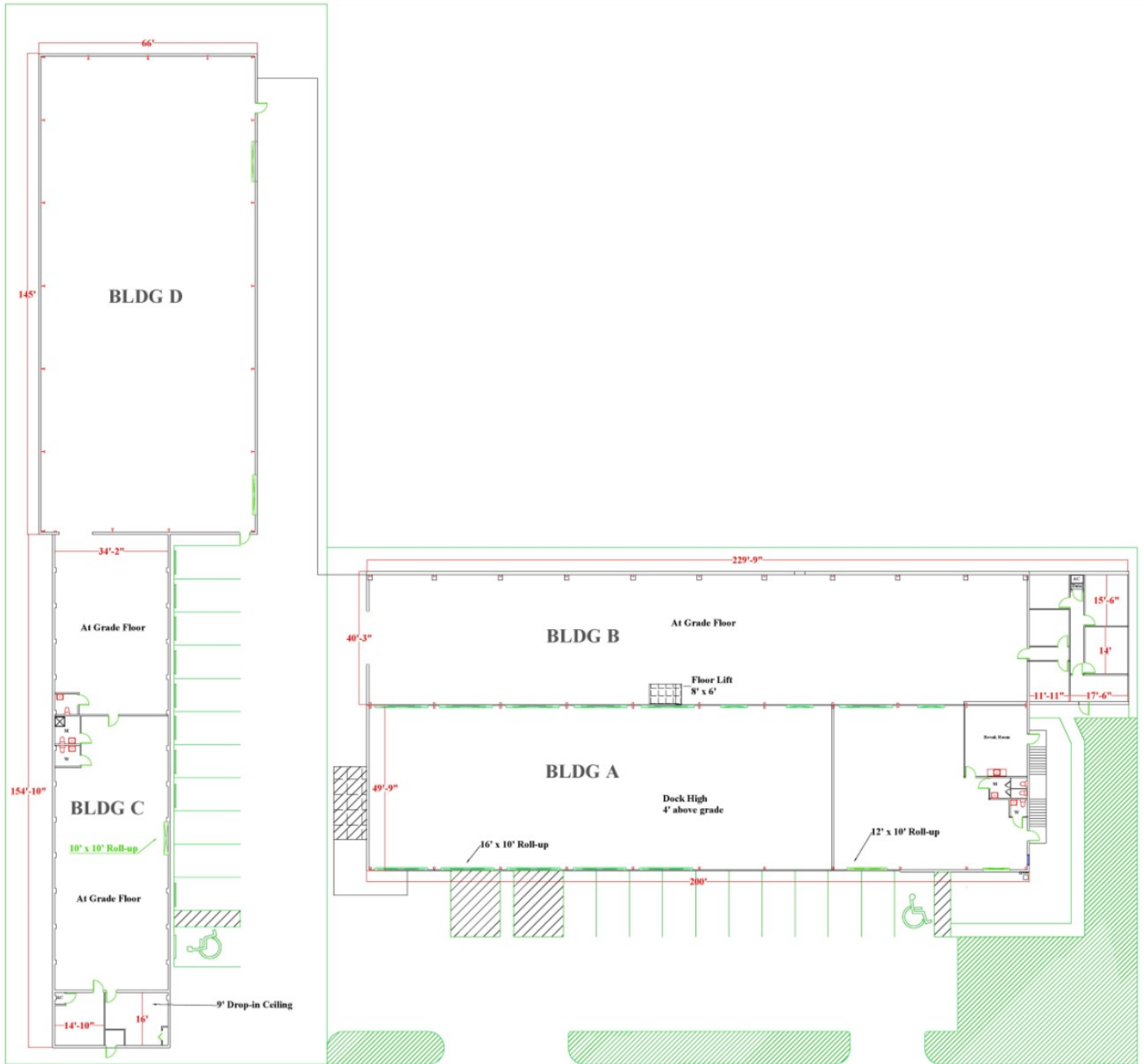
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# OVERVIEW

Saint Johns Street Warehouse Complex

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# SURVEY

Saint Johns Street Warehouse Complex

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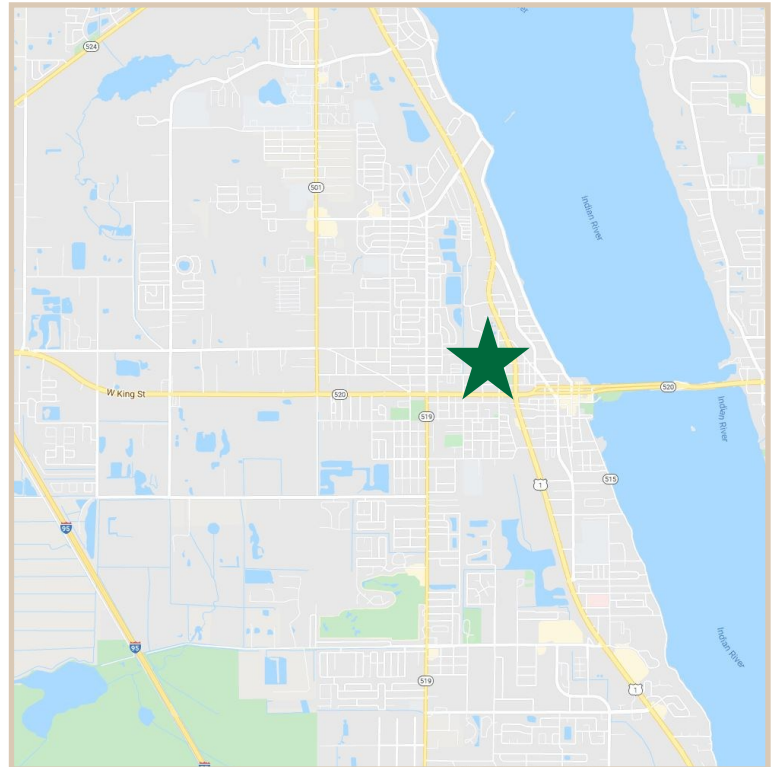
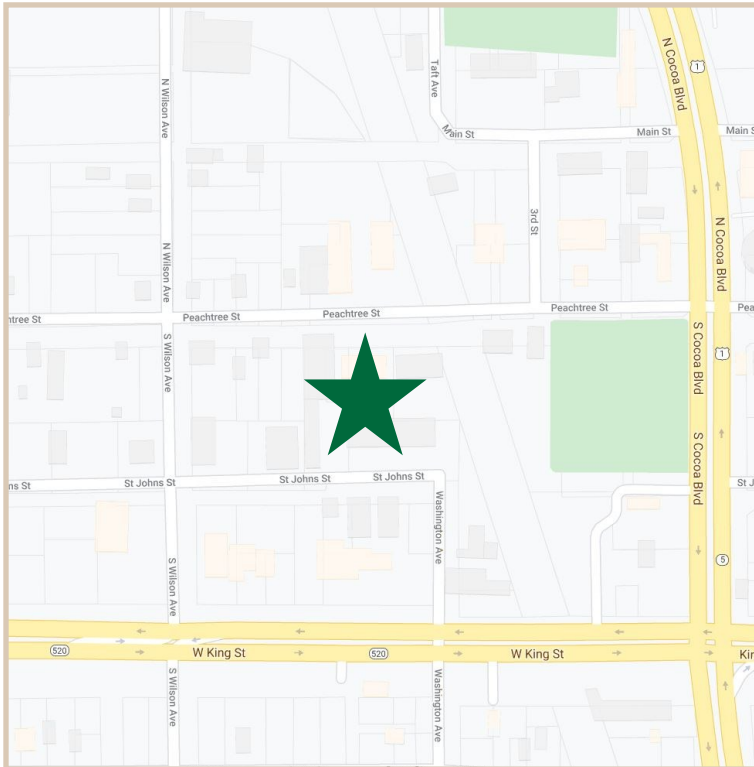
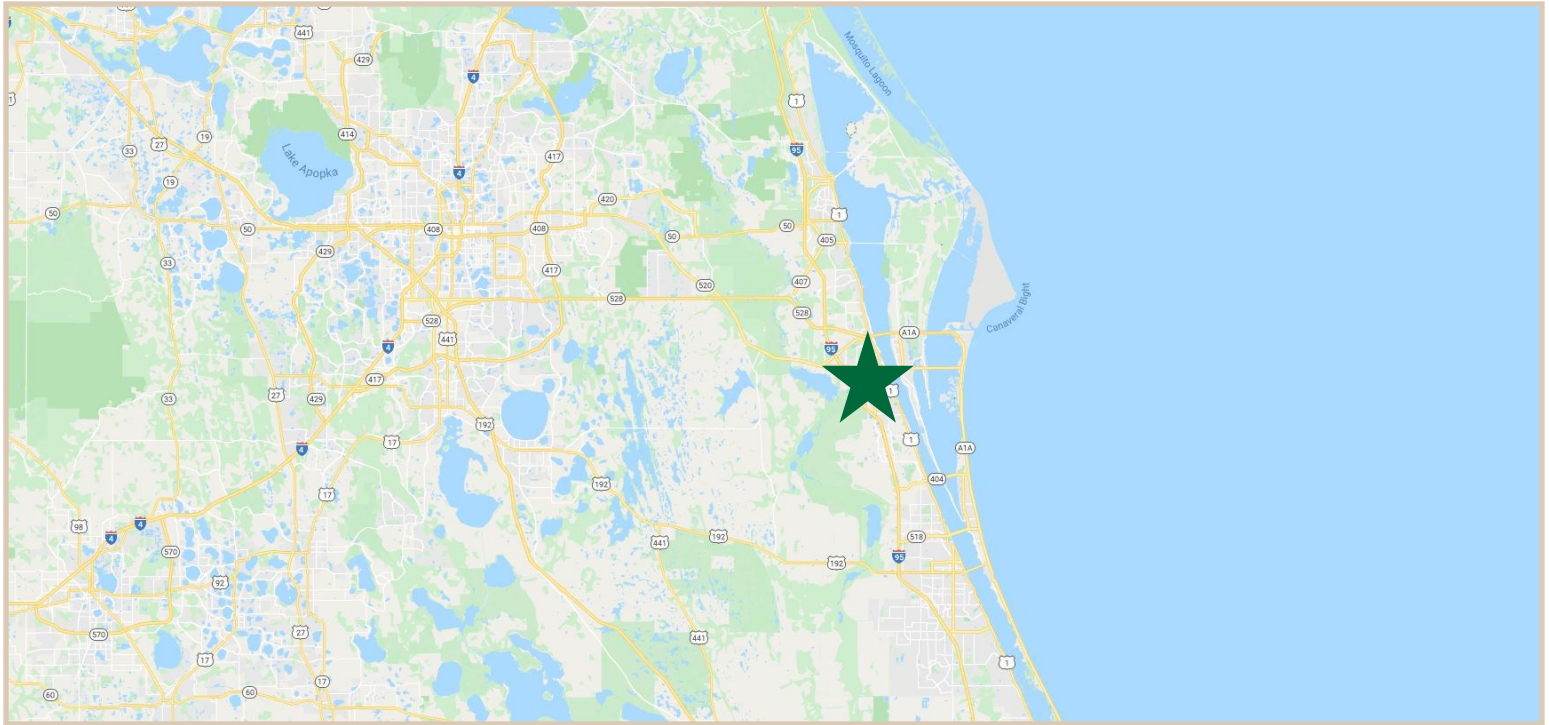
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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