

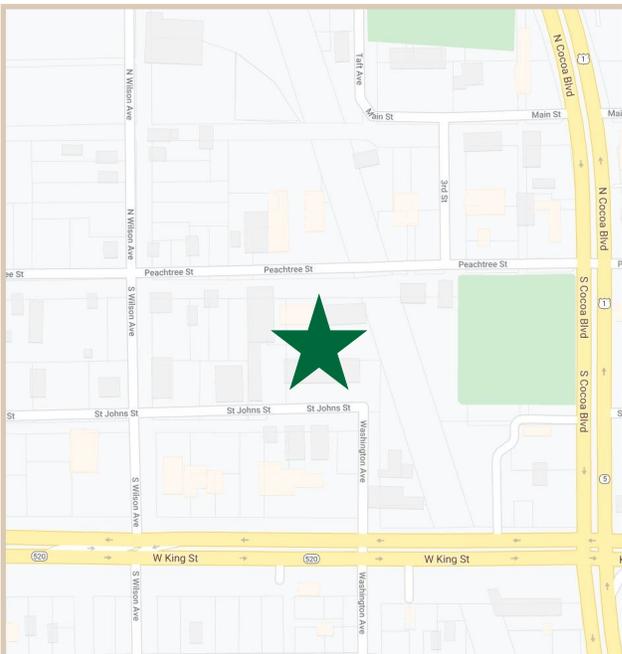
FOR LEASE

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.



CHARLES A. VON STEIN, INC.

Commercial Property Management,
Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscre.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

Saint Johns Street Warehouse Complex

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Peachtree Street

Railroad Tracks

Bldg. D

Unowned
Property

Unowned
Property

Bldg. C

Bldg. B

Bldg. A

St Johns Street



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COMING AVAILABLE

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				DATE AVAILABLE
				WATER	ELECTRIC	TRASH	CABLE	
D	9,570 SF	\$12.00 / YR	\$9,570.00	Yes	No	No	No	September 1, 2026



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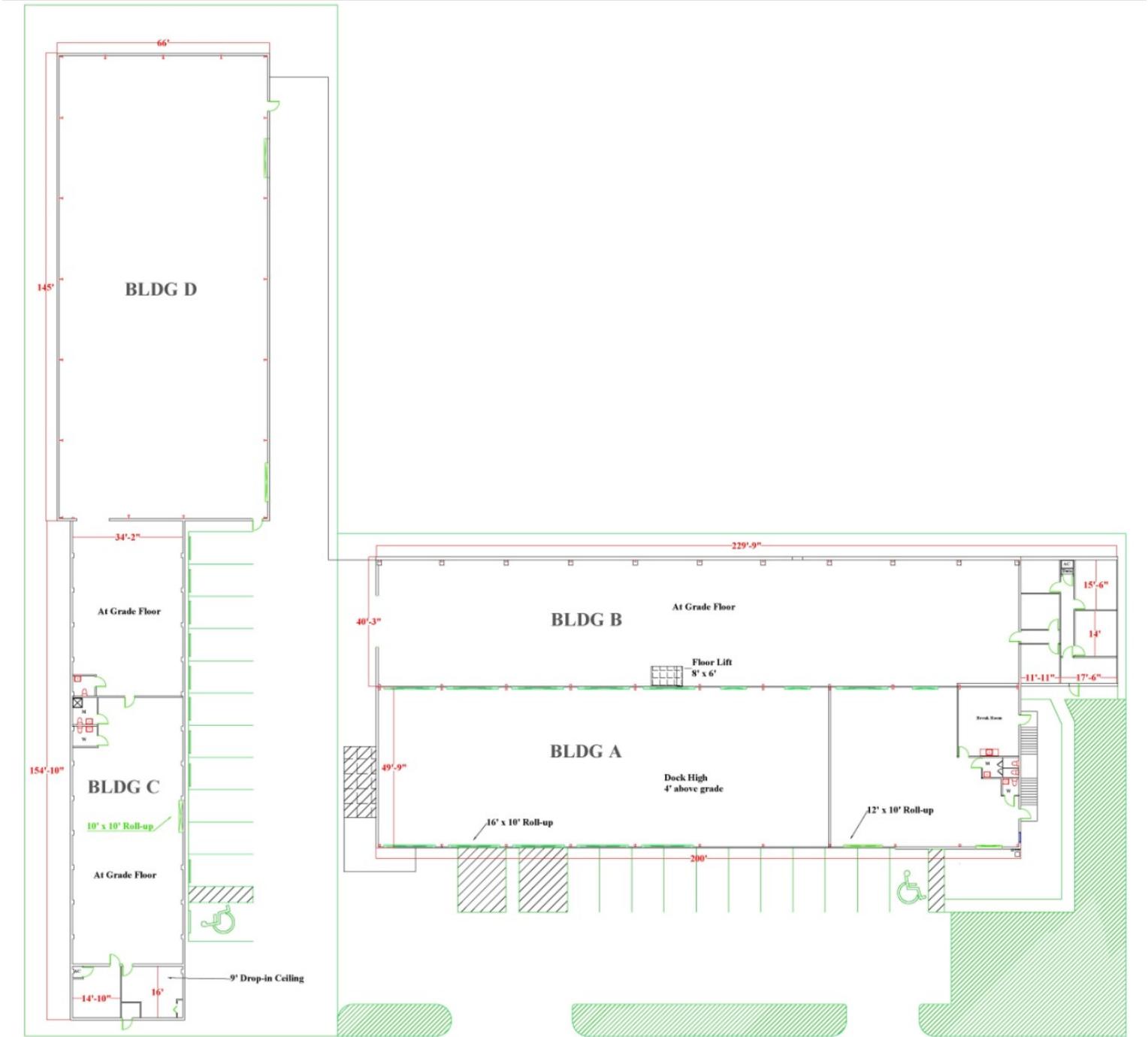
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OVERVIEW

Saint Johns Street Warehouse Complex

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SURVEY

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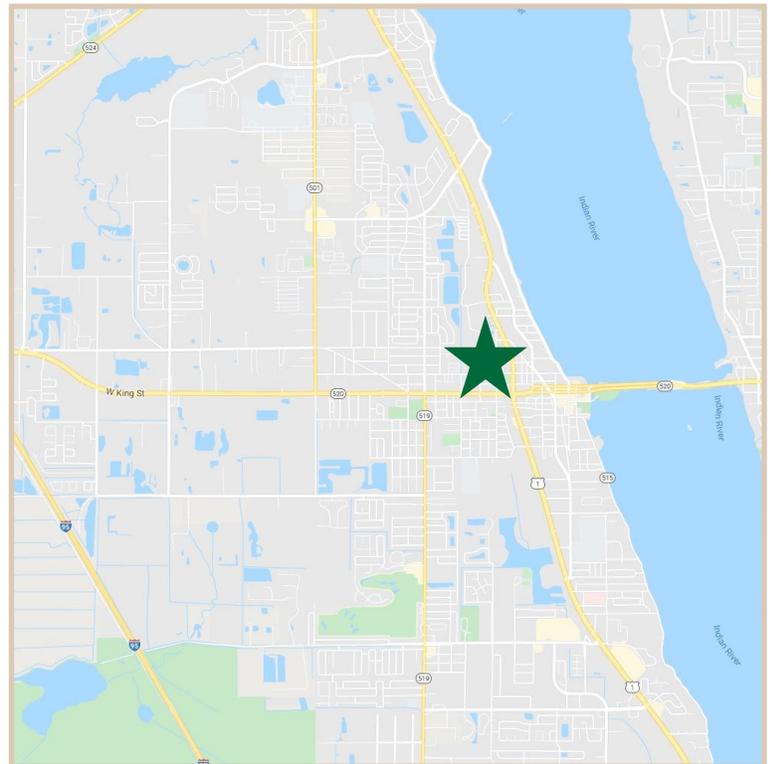
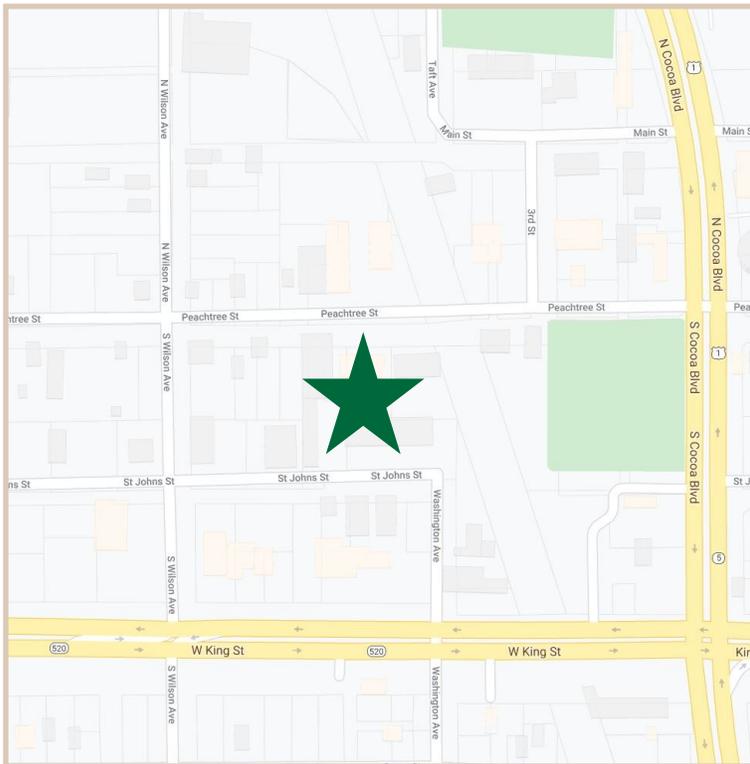
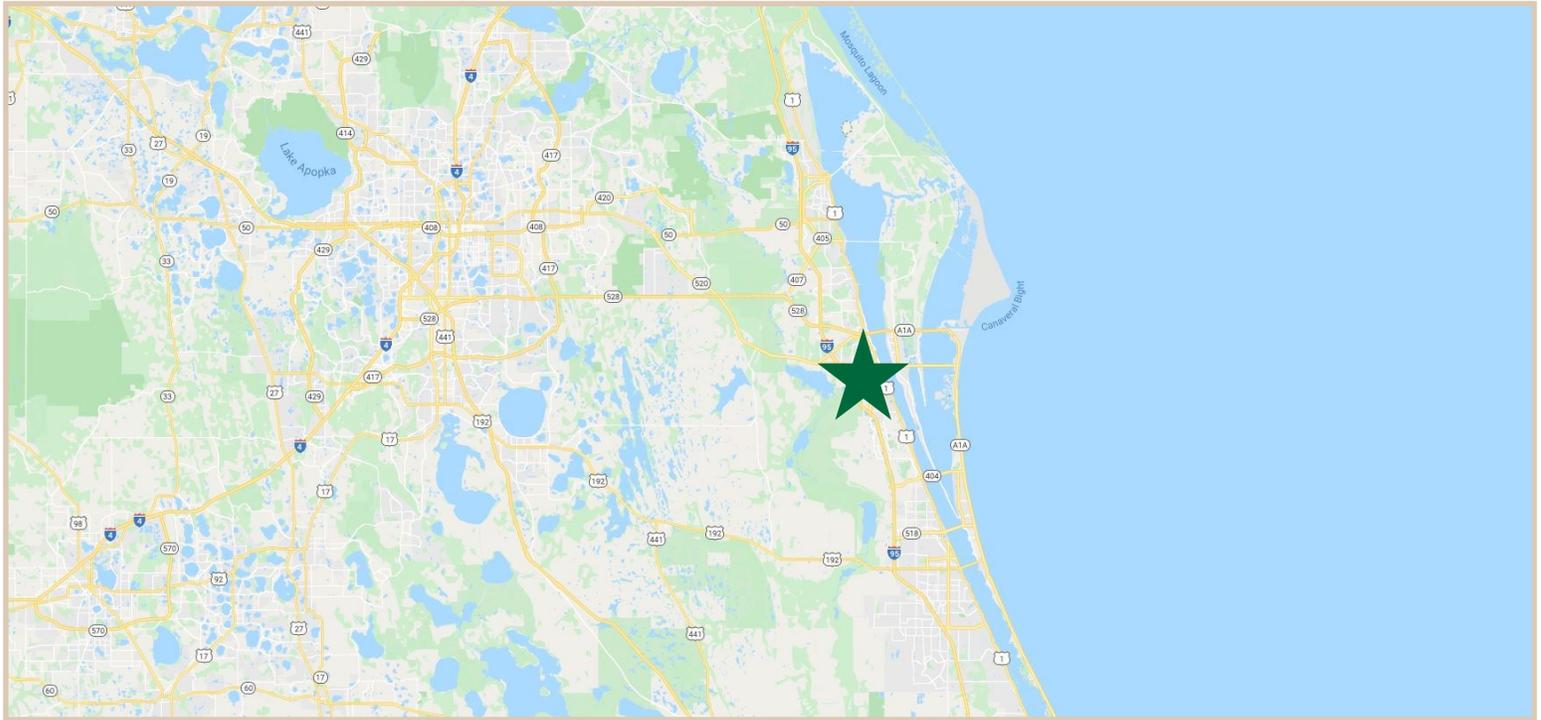
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LOCATION MAPS

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ADDITIONAL PHOTOS

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