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OFFICE / FLEX BUILDING FOR SALE

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# Stand Alone Building On Fenced +/- .45 Acre Lot In Cocoa

550 St. Johns St Cocoa, FL 32922

FOR SALE | \$295,000

presented by:

**MIKE MOSS, SIOR**

Principal | Industrial Team Director

321.722.0707 X12

mike@teamlbr.com

# GREAT STAND ALONE BUILDING

• 550 St. Johns St Cocoa, FL 32922



## OFFERING SUMMARY

<b>Sale Price:</b>	\$295,000
<b>Price / SF:</b>	\$59.84
<b>Lot Size:</b>	0.45 Acres
<b>Year Built:</b>	1965
<b>Building Size:</b>	4,930 SF
<b>Zoning:</b>	Commercial City of Cocoa
<b>APN#:</b>	24-36-33-29-4-12.A

## PROPERTY OVERVIEW

Flex Building Ideal for Many Uses- Completely Fenced Property  
Commercial Zoning City of Cocoa  
Many Uses Including School, Daycare, Engineers, Contractors, Light Manufacturing  
15 Striped Parking Spaces  
Natural Gas Available  
Power 400 Amps, 240 Volts  
Municipal Sewer and Water  
Masonry Construction  
Reception Area and Multiple Offices  
Conference Room  
Multi-Stall Men's and Woman's Restroom with Showers  
One Grade Level OHD 10 X 10  
Flex/Manufacturing Area +/- 1000/sf  
Non HVAC Warehouse +/- 1,500/sf (30' x'50') with 12' Eave Height

Located in Cocoa Florida  
+/- .2 mile to SR 520 ( King Street  
+/- 5.8 miles to I-95 at  
+/- 10.8 miles to Port Canaveral Via I-95

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# RECEPTION AREA, OPEN SPACES AND OFFICE AREAS

• 550 St. Johns St Cocoa, FL 32922



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# COMPLETELY FENCED STAND ALONE BUILDING WITH ABUNDANT PARKING

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# WAREHOUSE AREA WITH ROLL UP DOOR

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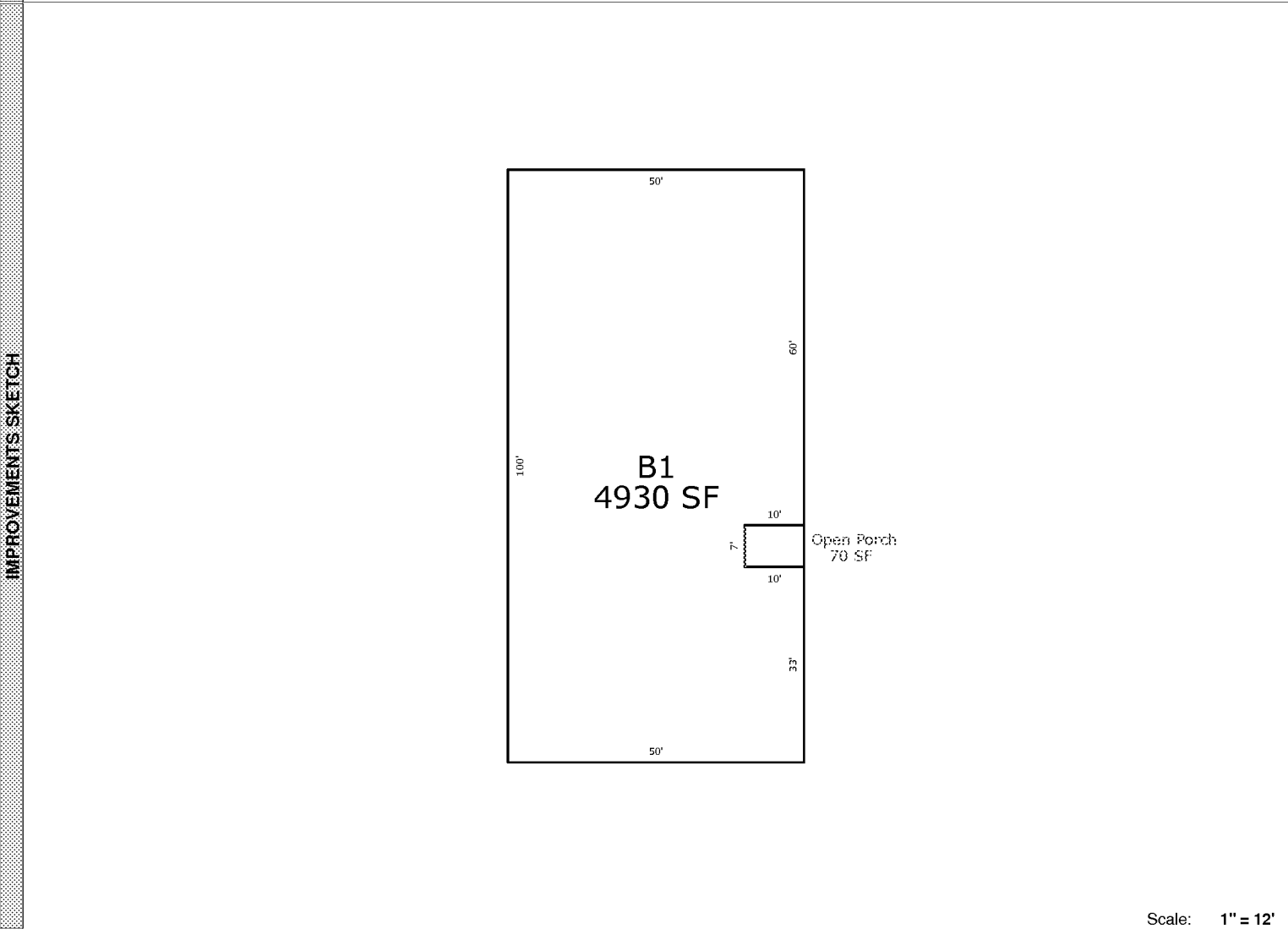
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# SKETCH/AREA TABLE ADDENDUM

SUBJECT	PARCEL ID <b>2425820</b>		
	CITY	STATE	ZIP
	PERMIT # <b>8/9/11</b>		
	MARKET AREA		
	APPRAISER NAME <b>JXS</b>		



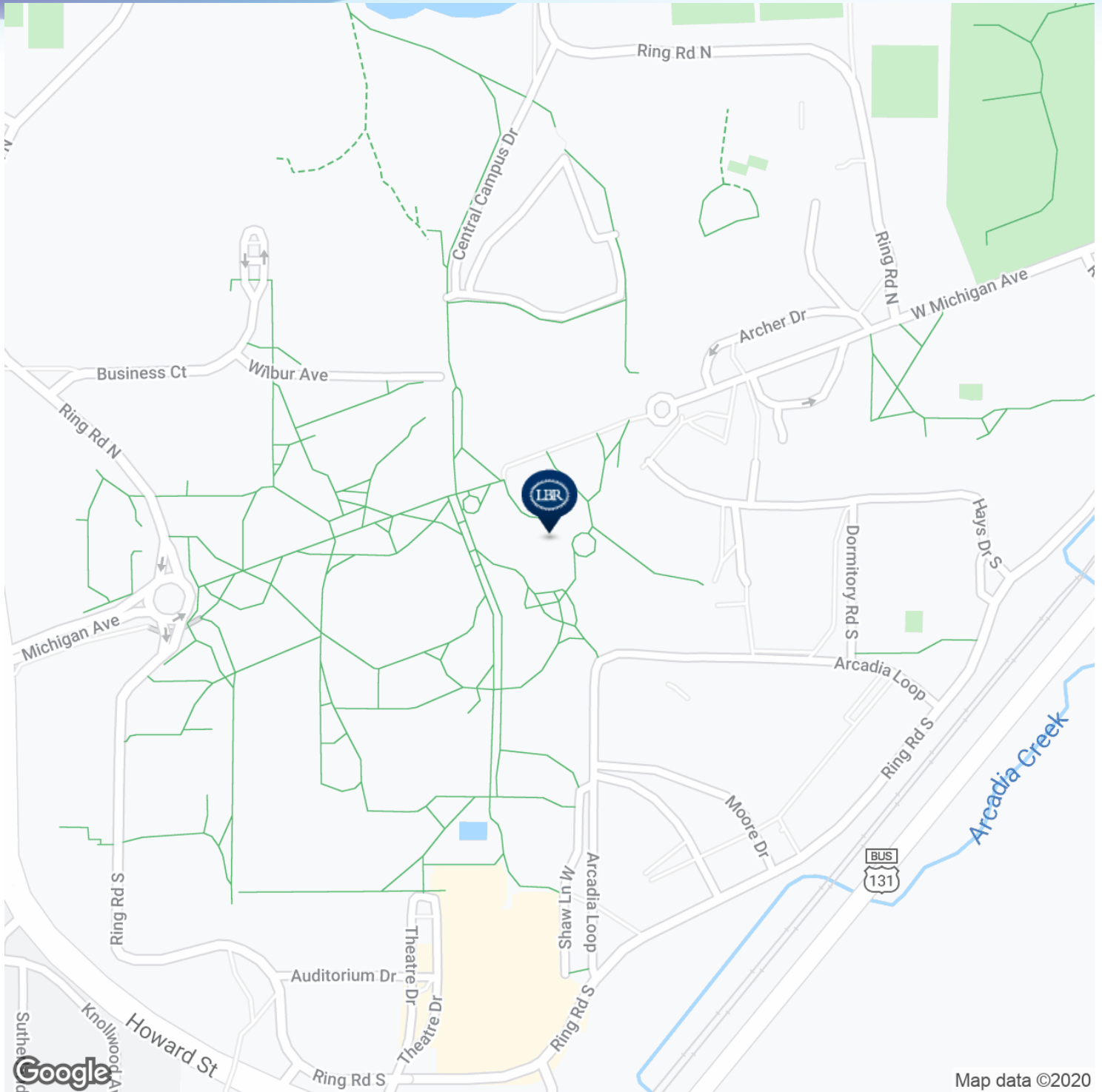
Scale: 1" = 12'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals		
	B1	B1	1.00	4930	320	4930		
OP	Open Porch	1.00	70	34	70	Comment Table 2    Comment Table 3		



# LOCATION MAPS

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