

FLEX SPACE FOR LEASE

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FOR LEASE



Total available \pm 23,650 SF

- Lower floor \pm 10,000 SF
- Main floor \pm 9,250 SF
- Second floor \pm 4,400 SF



Industrial manufacturing building with upper level office



Ideal for food production and distribution



Full HVAC distributed throughout the building



1 large freight elevator & 1 small freight elevator



Land size \pm 40,000 SF / \pm 0.92 AC



EG1 - General Employment 1 zoning



2 loading docks



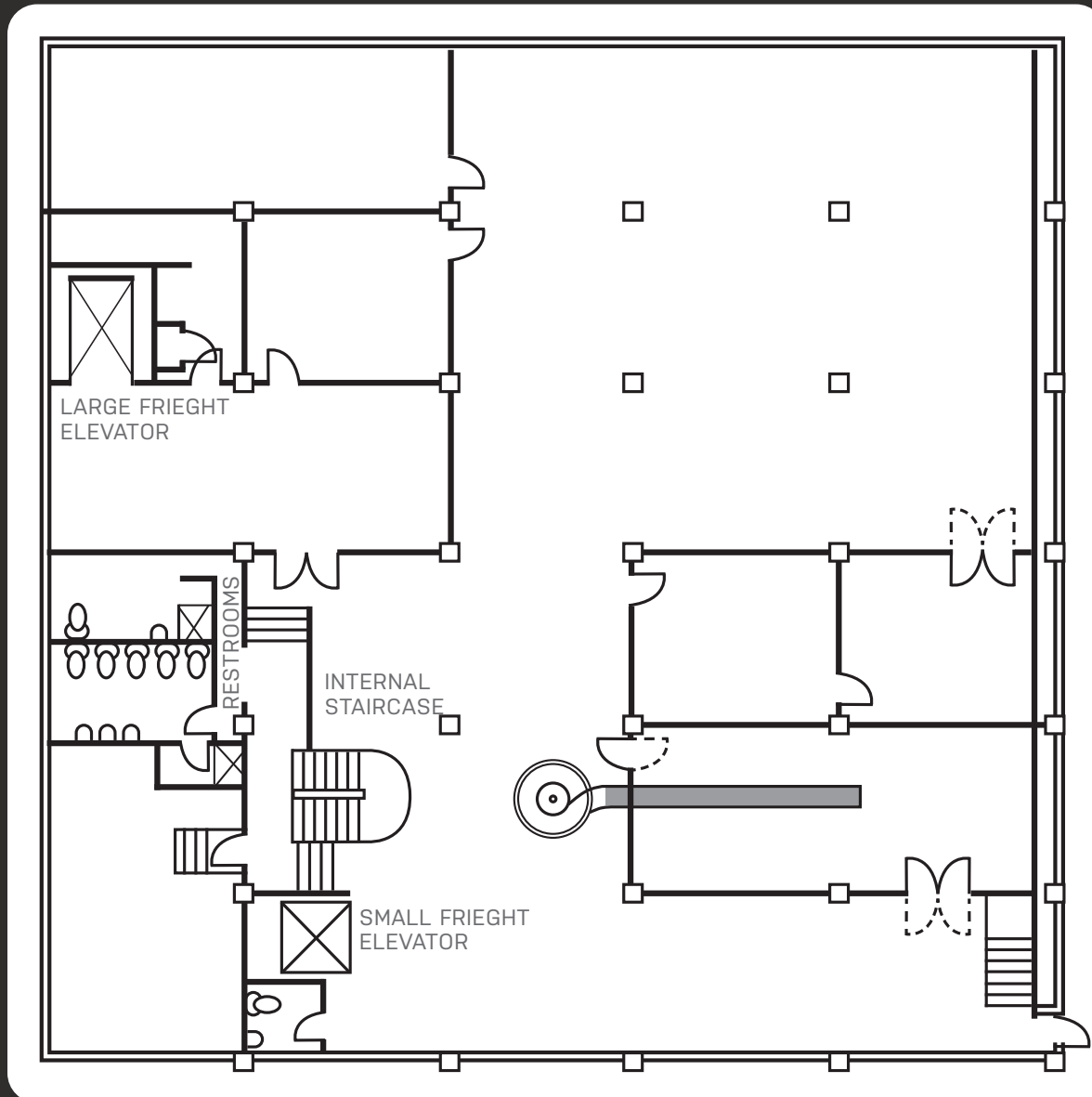
Excellent parking with \pm 56 surface stalls



Great location in St. Johns within walking distance to countless amenities

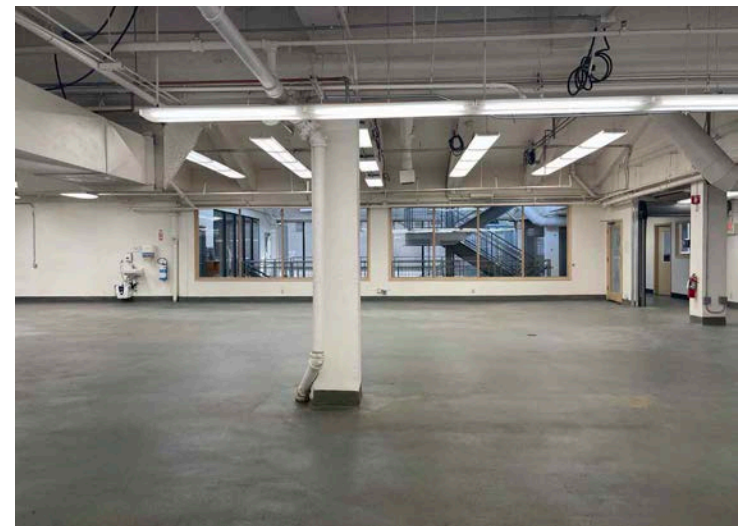
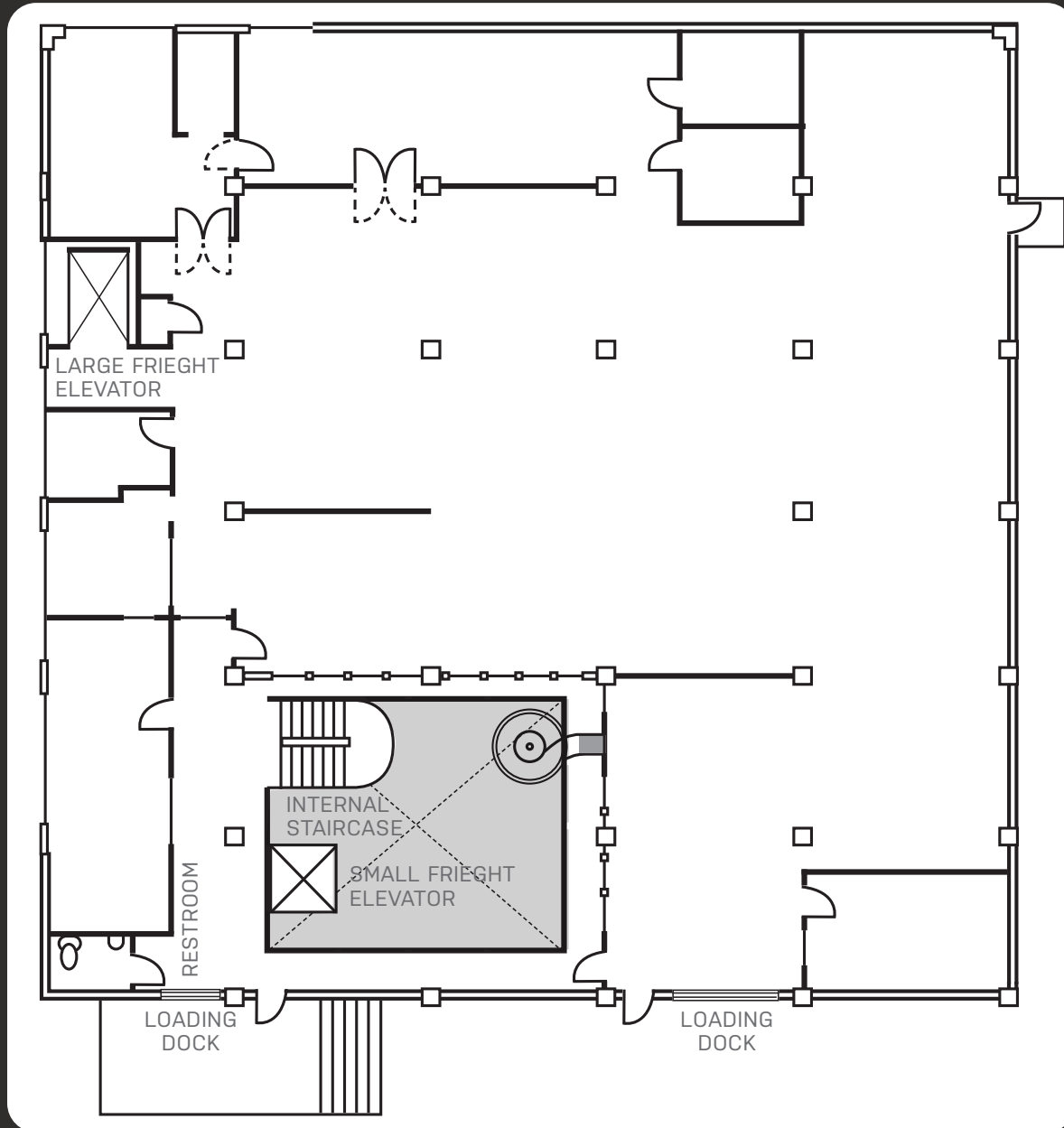
LOWER FLOOR

The lower floor provides excellent space for research and development, along with rooms designated for shipping, production, and manufacturing activities. The expansive atrium instills the space with a sense of openness, ensuring ample sunlight permeates the space, eliminating any typical basement feel.



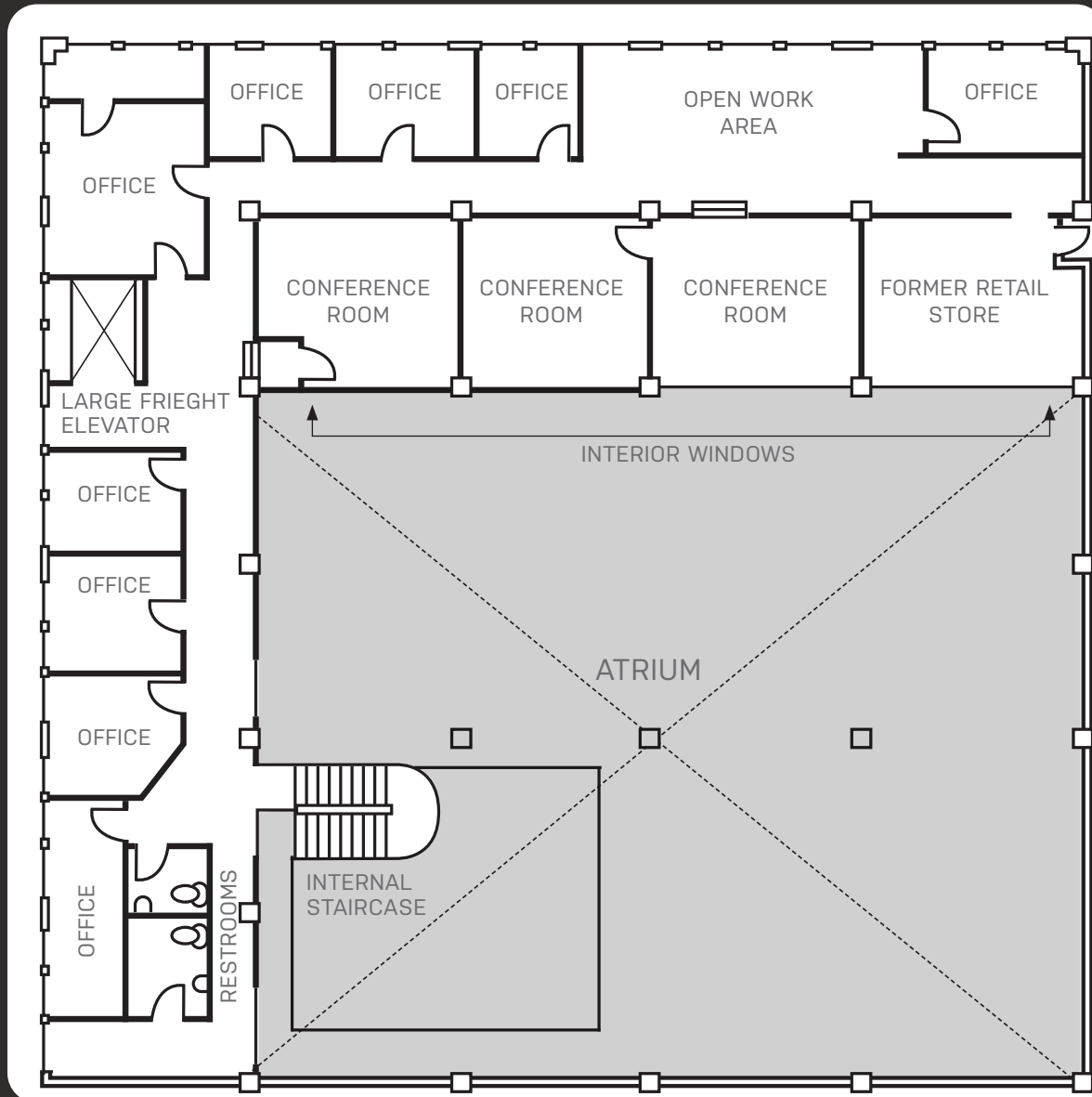
MAIN FLOOR

The main floor provides several research and development areas encircling a spacious, open industrial zone. The central atrium fosters an expansive ambiance and fills the entire floor with abundant sunlight.



SECOND FLOOR

The office and meeting space on the second floor are designed to accommodate users' needs. Numerous windows, including interior glass lines facing the expansive atrium, facilitate the flow of natural light. This workspace is ideal for flexible users seeking move-in ready facilities.



ST. JOHNS AREA HIGHLIGHTS



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