

NEWMARK
PHOENIX REALTY GROUP



PLATFORM
REAL ESTATE GROUP

FOR LEASE OR BUILD-TO-SUIT

BUILDING 1: $\pm 131,040$ SF BUILDING 2: $\pm 115,200$ SF | 17.5 acres

Class A Industrial Buildings

3285 Agricultural Center Drive | Saint Augustine, FL 32092



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AREA OVERVIEW

St Johns County is one of Florida's fastest growing regions, blending rich history with modern amenities and thriving economic development. Known for its high quality of life, top rated schools, and strategic location in Northeast Florida. St Johns County is among the top counties in Florida for population growth, becoming an attractive destination for both families and businesses alike.

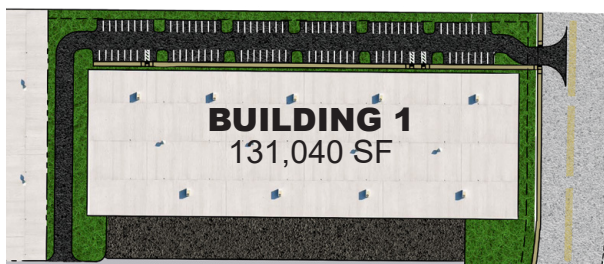
St. Augustine's strategic location near Jacksonville and other major Florida markets makes it an excellent base for businesses. Easy access to I-95, US-1, and proximity to JAXPORT, Jacksonville International Airport, and three major rail lines. Companies can also efficiently manage logistics, transportation, and distribution operations from this prime location.



BUILDING SPECIFICATIONS

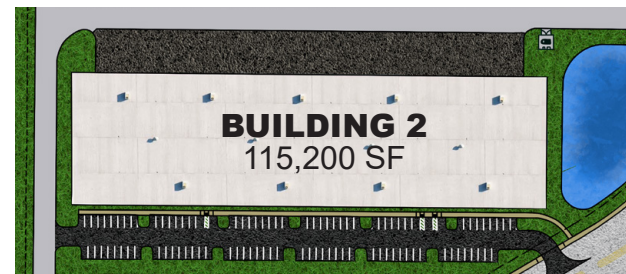
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BUILDING 1

Available SF:	131,040 SF
Building Demensions:	210' x 624'
Building Configuration:	Rear Load
Divisibility:	21,840 SF min
Office:	BTS
Clear Height:	32'
Fire Protection	ESFR
Dock Doors:	9' x 10'
Drive-In Doors:	12' x 14'
Dock Packages:	Dock canopy & 35k lb levelers every 3rd door
Column Spacing:	52' x 50' (speed bay 60')
Electrical:	2,500 AMP Service (expandable to 5,000 AMP)
Auto Parking:	123±
Truck Court:	135' with 200' AT shared court
Slab Thickness:	6" concrete
Exterior Structure:	Tilt-up concrete panels



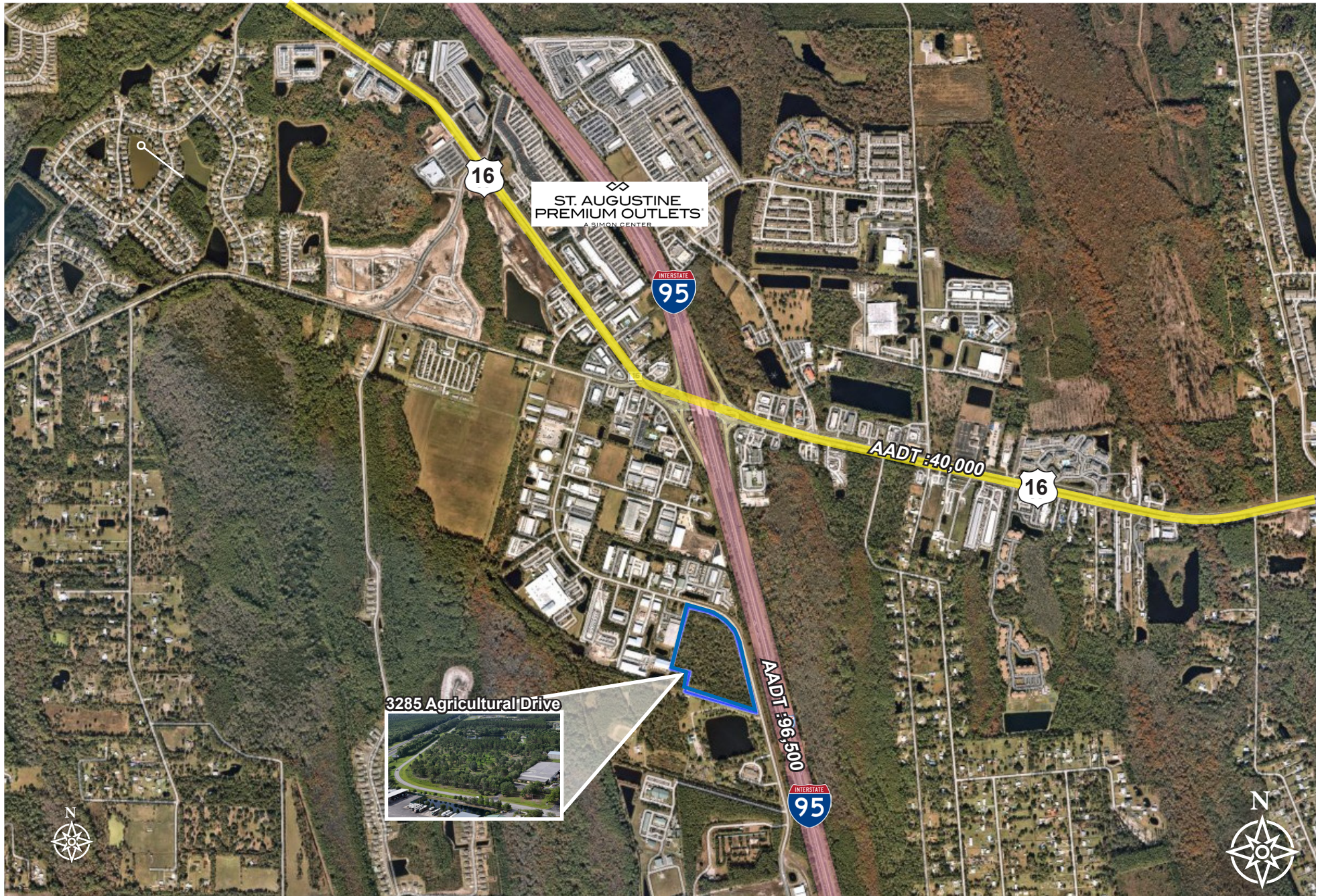
BUILDING 2

Available SF:	115,200 SF
Building Demensions:	180' x 640'
Building Configuration:	Rear Load
Divisibility:	18,720 SF min
Office:	BTS
Clear Height:	32'
Fire Protection	ESFR
Dock Doors:	9' x 10'
Drive-In Doors:	12' x 14'
Dock Packages:	Dock canopy & 35k lb levelers every 3rd door
Column Spacing:	52' x 60'
Electrical:	2,500 AMP Service (expandable to 5,000 AMP)
Auto Parking:	108±
Truck Court:	135' with 200' AT shared court
Slab Thickness:	6" concrete
Exterior Structure:	Tilt-up concrete panels

AERIAL MAP

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SITE PLAN



FLEXIBLE
BUILD-TO-SUIT
OPTIONS
±17.5 AC

BUILD-TO-SUIT

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REGIONAL MAP DRIVE TIMES

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LOCATION

2 MIN

I-95

44 MIN

JaxPort

24 MIN

I-295

11 MIN

US-1

20 MIN

Downtown St. Augustine

18 MIN

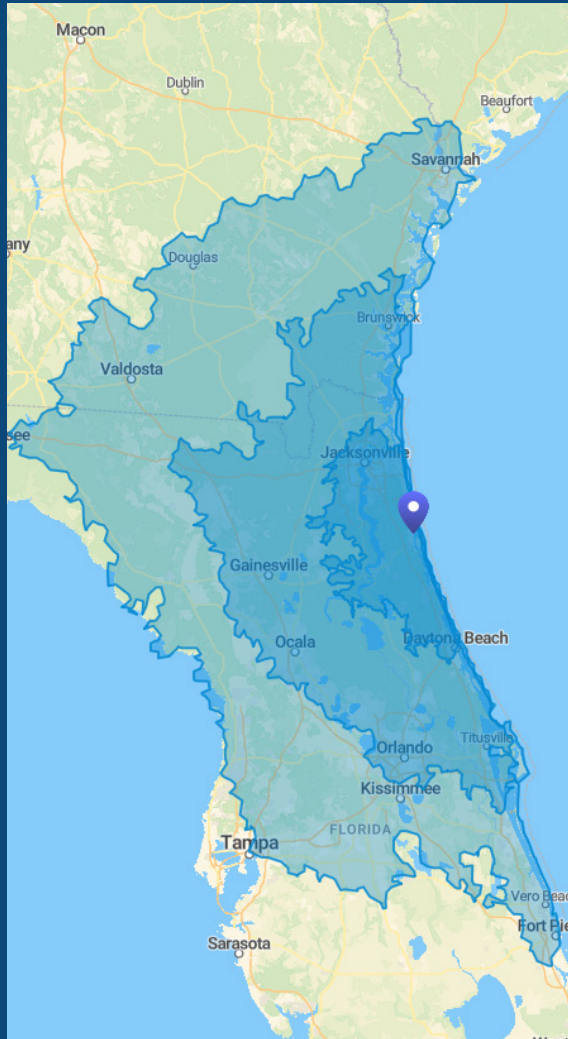
NE FL Regional Airport

39 MIN

Downtown Jacksonville

54 MIN

Jacksonville Airport



DEMOGRAPHICS

182,825 Projected population within 10 miles by 2030

\$90,117 Median household income within 10 miles

11.5%

Of the local workforce
is blue-collar

110K

Regional blue-collar
workers in the labor shed

- Premier St Augustine light industrial location for regional and local operations.
- Strategically located with easy access to Interstates 95, 295, and SR 16.
- Jacksonville offers a strong labor base, supported by a metropolitan labor force of approximately 842,000 workers and a regional workforce pool of nearly 897,000 people.
- The St. Johns industrial submarket continues to see significant growth driven by new development and expanding demand from logistics, service, and population-serving businesses. The county has emerged as one of Northeast Florida's leading growth markets, supported by an economy generating approximately \$15 billion in annual GDP and a population that has grown by more than 50% over the last decade, creating a deep and expanding base of industrial occupiers serving both residents and businesses.
- The property offers strong connectivity to Jacksonville and the broader Northeast Florida market, making it an ideal location for distribution, service, and operational users.

Source: U.S. Bureau of Labor Statistics, City of Jacksonville Office of Economic Development, Bureau of Economic Analysis bea.gov, USAFacts usafacts.org

Orlando

108 miles via I-95 S

Savannah

175 miles via I-95

Tampa

185 miles via I-75 S

Atlanta

381 miles via I-75 N

Miami

313 miles via I-95 S

Charleston

274 miles via I-95 N

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