



1485 Northwood Dr, St. Augustine, FL 32084

\$11.50/SF/YR

\$0.96/SF/MO

Northwood Commerce Park

Industrial | 2 spaces available | 3,250 sq. ft. - 13,000 sq. ft.



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Listing Added: 06/04/2022

Listing Updated: 10/11/2022

Building Details	
Property Type	Industrial, Special Purpose
Subtype	Flex, Warehouse, Distribution
Tenancy	Multiple
Total Building SQFT	13,000
Minimum Divisible SQFT	3,250
Max Contiguous SQFT	13,000
Total Building Suites	4
Vacant SQFT	13,000
Land Acres	3
Class	B
Year Built	2022
Stories	1
Ceiling Height	24'-26.6'
Drive Ins	5
Power	3 Phase
Collection Street	Highway 207
Cross Street	S Holmes Boulevard
Zoning	Ind
County	St Johns County

Building Description

This is a 5 building commerce park with spaces in each building divisible by 3,250 SF. Ceilings heights are 24' to 26' with light panels in the side walls to provide aqueduct lighting during daylight hours. The buildings have fire sprinkler systems. There are 2- 14'x14' wide overhead doors for each unit.

The Center is centrally located for easy access to St. Augustine, Jacksonville and Palm Coast. Northwood Drive is off S. Holmes Boulevard which connects to Highway 207 on the south and Highway 16 on the north. Both lead directly to I-95.



Details

Listing Type	Direct
Space Subtype	Flex,Warehouse,Distribution
RSF	13,000 SF
USF	13,000 SF
Office Available	10%
Rate (Per SF)	\$11.5 / SF / YR
Lease Type	Net
Total CAM (Per SF/YR)	\$1.5
Days on Market	126 days

Floorplan

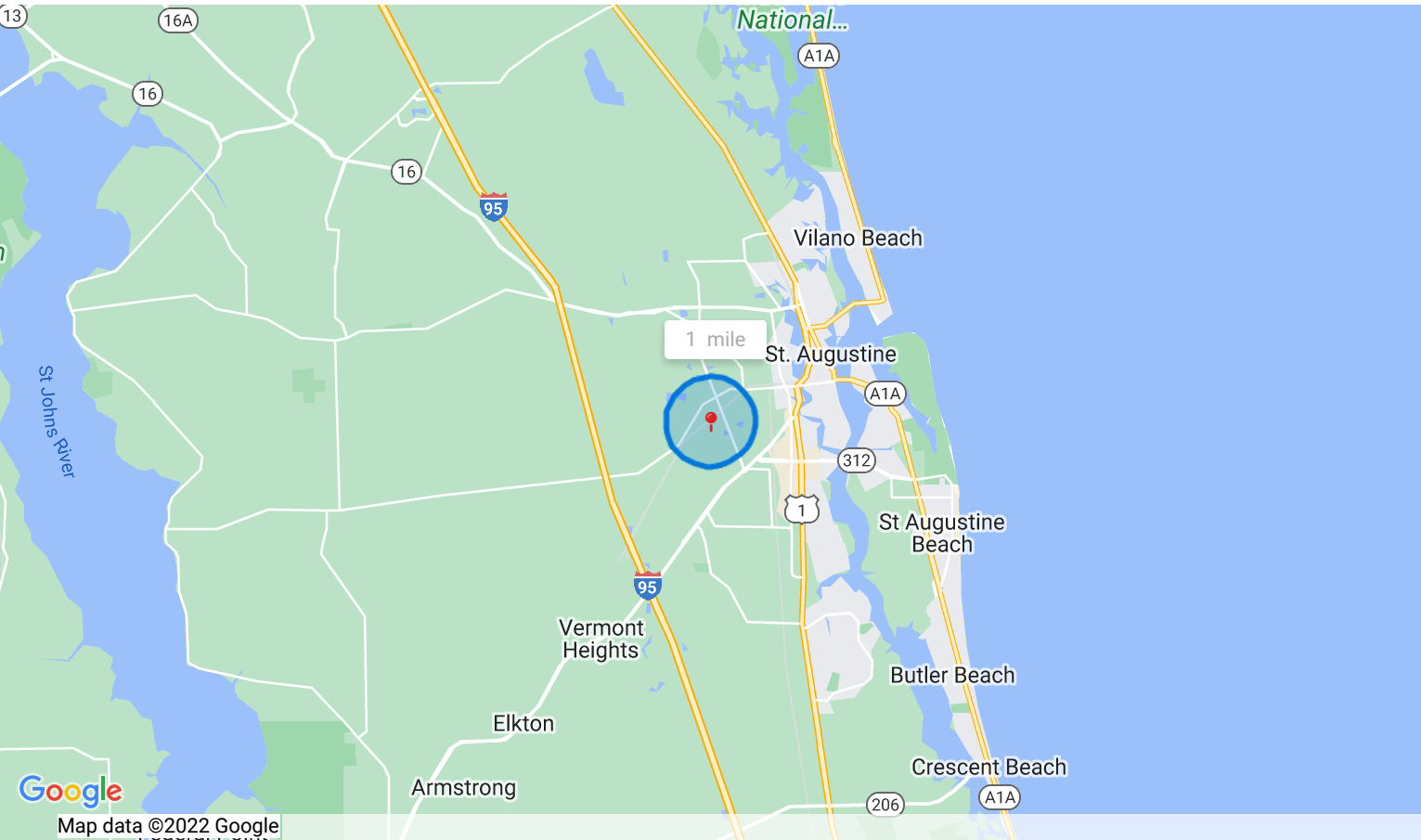


Available Space 2 Details

These 5 buildings have from 3,250 Sf per unit to 13,00 SF per building. They have 24 to 26' ceiling heights. They are sprinkled. Each unit has two 14'x14' Overhead Doors Buildings have light panels in the side of the buildings to omit daylight. Northwood Commerce Park is located on Northwood Drive, off S Holmes Boulevard which runs between Highway 207 and Highway 16. This provides easy access to St. Augustine, I-95 and US-1. to Jacksonville or Palm Coast 2 building scheduled August 15th

Listing Type	Direct
Space Subtype	Flex,Warehouse,Distribution
RSF	3,250 SF
USF	3,250 SF
Min Contiguous SF	3,250 SF
Max Contiguous SF	9,250 SF
Space Available	2022-08-16T03:59:59.999Z
Rate (Per SF)	\$11.5 / SF / YR
Lease Type	NNN
Lease term	Negotiable
Expense Rate (Per SF/YR)	\$1.5
Total Rate (Per SF/YR)	\$13
Total Monthly Rent	\$3,520.73
Days on Market	89 days

Demographic Insights

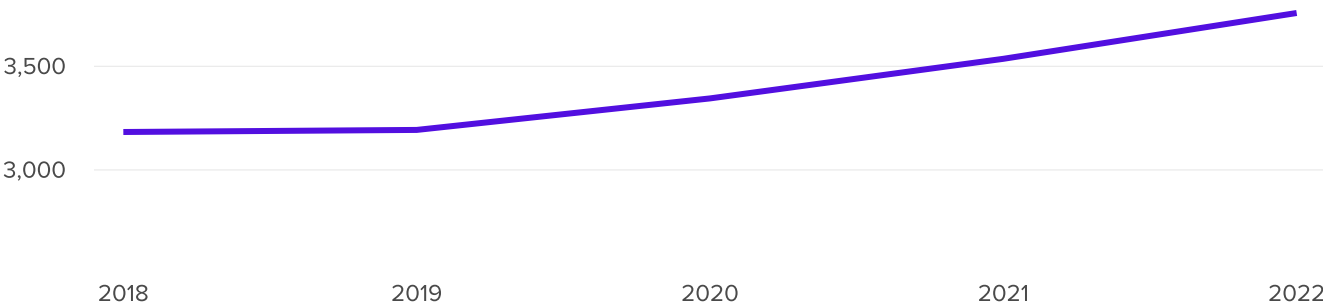


Population

3,757

↑ 6%
Compared to 3,536 in 2021

↑ 18%
Compared to 3,183 in 2018



Household Income

\$56k

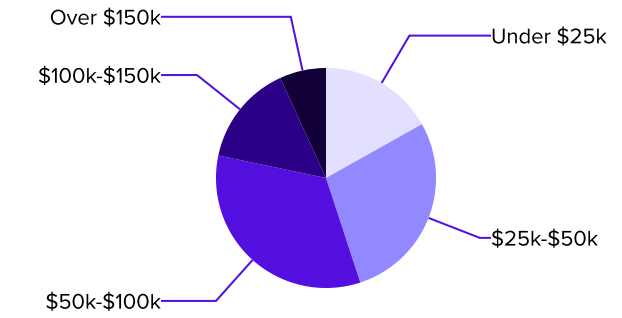
Median Income

\$68.3k

2026 Estimate

↑ 4%

Growth Rate



Age Demographics

39

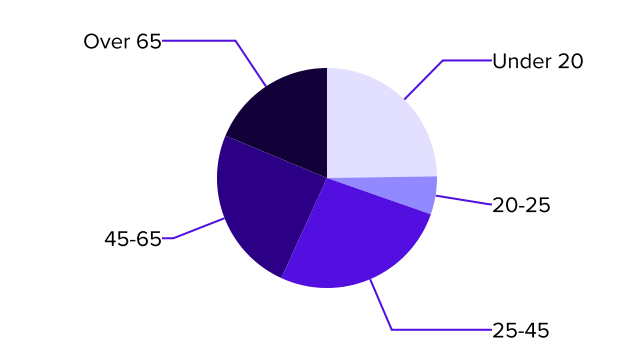
Median Age

41

2026 Estimate

↑ 5%

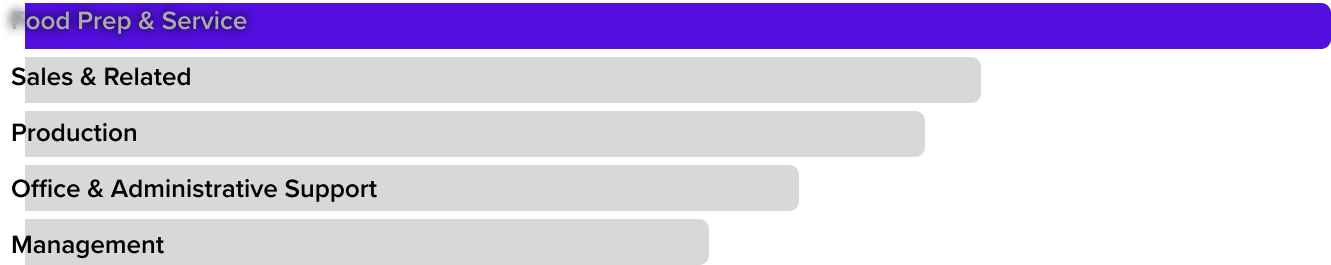
Growth Rate



Number of Employees

571

Top 5 Employment Categories



Housing Occupancy Ratio

10:1

8:1 predicted by 2026



Renter to Homeowner Ratio

1:1

1:1 predicted by 2026



