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205 Commercial Drive

Property Highlights

- County: St. Johns
- Year Built: 2000
- Building Size: 58,600 SF
- Total Office: 6,600 SF
- Land Area: 6 Acres + 3 Additional Acres Available
- Zoning: IW - Industrial Warehousing
- Clear Height: 23' - 29' 6"
- Dimensions: 325' x 160'
- Electrical: 3 Phase/600 Amp/480 V
- OH Doors: Dock - 4; Grade Level 3
- Parking: 60 spaces

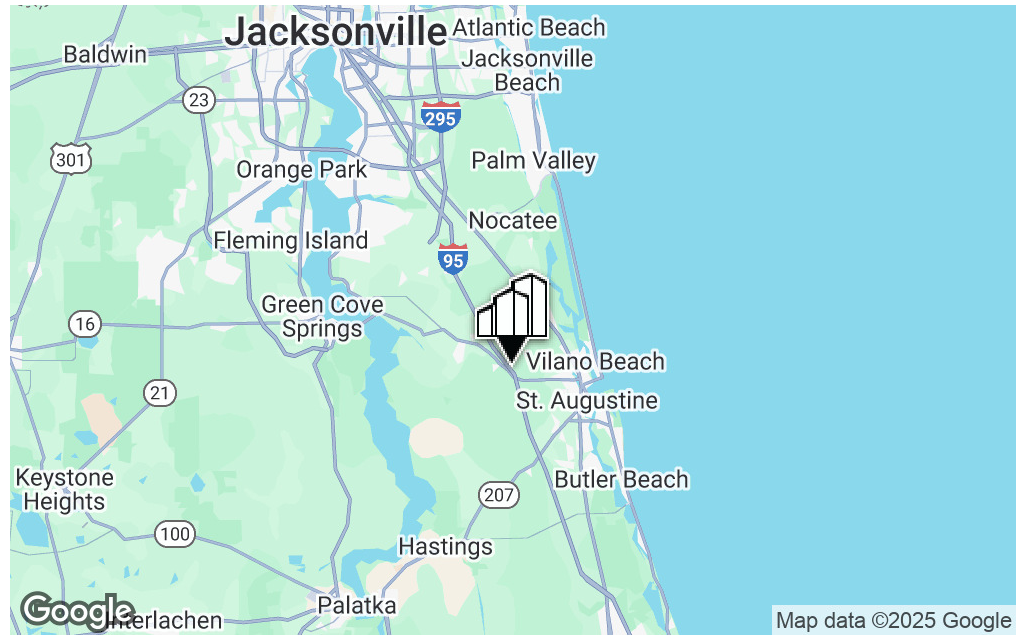


Property Highlights

205 Commercial Drive | Saint Augustine, FL 32092
All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



Executive Summary



Offering Summary

Sale Price:	Call For Pricing
Building Size:	58,600 SF
Lease Rate:	\$12.00/SF NNN
Lot Size:	6 Acres with 3 Additional Acres Available
Number of Units:	2
Space 1:	23,000 SF; Leased until 2031
Space 2:	35,600 SF; Available
Year Built:	2000
Zoning:	IW

Property Overview

Prime Realty is pleased to present 205 Commercial Drive, an exceptional industrial opportunity in Saint Augustine, FL. This 58,600 SF building, constructed in 2000, comprises two units and is ideally suited for industrial, warehouse, and distribution use. Zoned IW, this facility offers versatile space for a range of commercial operations.

There is a Tenant, 2G Energy who has exercised a 5-year option on their space effective in early 2026. The remaining 35,600 SF is currently occupied by the owner who is open to a sale, lease or short-term sale-leaseback. Investors, users and tenants will appreciate the combination of location, size, features and ability to expand offered with this property. PLEASE DO NOT DISTURB TENANT. CALL TO MAKE AN APPOINTMENT.

Property Features

- 3,000 square foot air-conditioned shop space
- 2,800 square feet of mezzanine space that is not included in the gross square footage
- 29'6" Clear Height; 4 Dock High Doors; 3 Grade Level Overhead Doors
- Entire Building Sprinklered
- National Credit Tenant Occupies 23,000 Square Feet

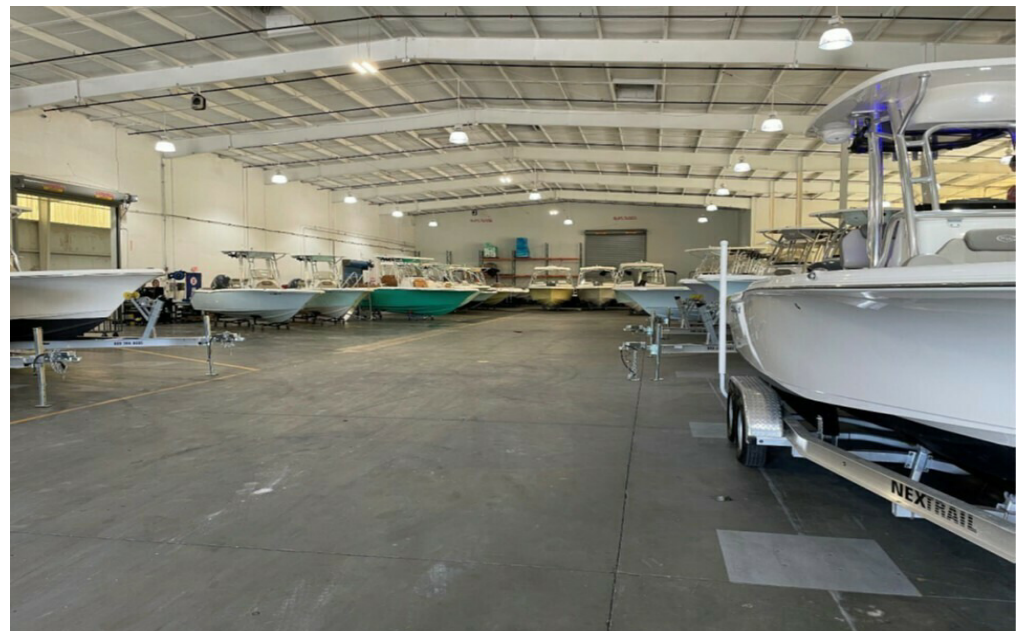
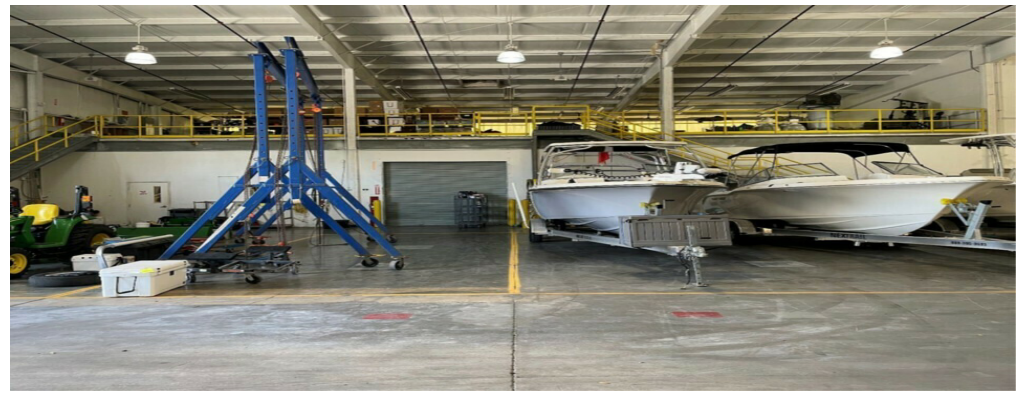
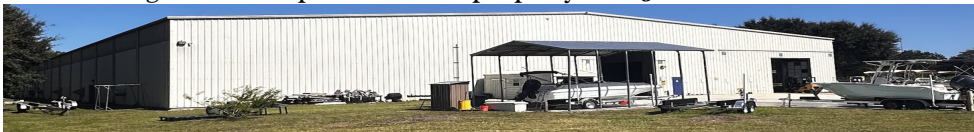
Property Summary

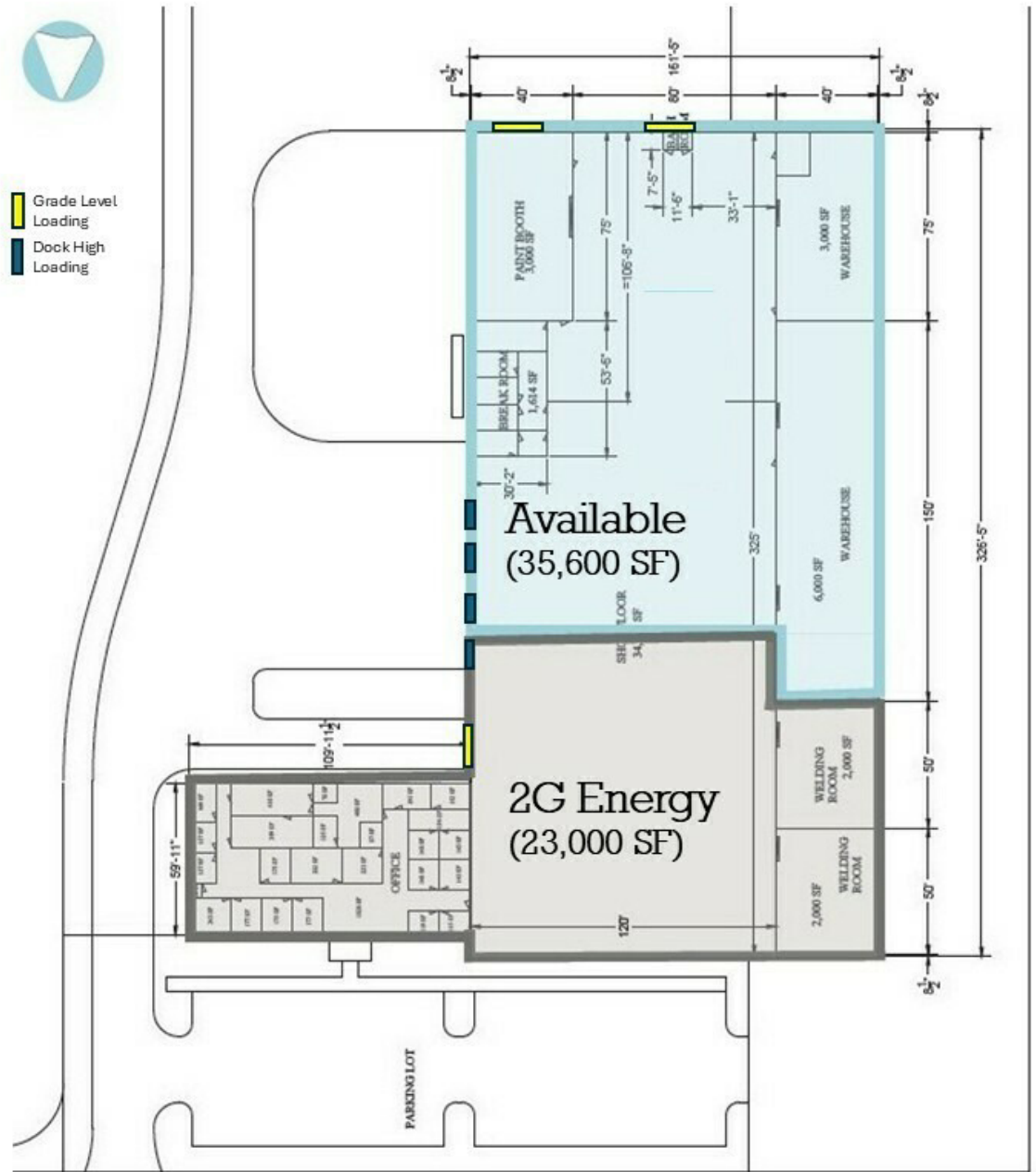
Built in 2000 and remodeled in 2020, this property is currently owner-occupied by Freedom Boat Club and one Tenant, 2G Energy. Owner has spent \$450,000 on improvements to the building. The entire 58,600 SF industrial property on 6 acres is available with 35,600 SF (mostly warehouse) and is ready for immediate occupancy.

Strategically positioned just off I-95 in St. Augustine's established industrial corridor, the property offers exceptional regional connectivity for manufacturing and distribution users. Its location provides direct access to Jacksonville, Orlando, and major Southeast markets, supporting strong tenant demand and long-term rent stability. Surrounded by other active industrial operators, the area benefits from modern infrastructure and continued growth within one of Florida's most dynamic logistics corridors.

Users will appreciate multiple dock high loading doors, an oversized grade level door leading to 29' 6" clear height in the center of the warehouse, and unique features like a paint booth with exhaust and a large mezzanine area for additional storage.

There is also the opportunity for an investor to purchase the adjacent three acres with this property and create a larger development or additional yard space while leasing the vacant portion of the property at 205 Commercial Drive.





PARTIAL

[illegible]

TOGETHER WITH BUT SUBJECT TO A DRAINAGE EASEMENT RETAINED BY SELLER ON THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE ROUTE 85 WITH THE CENTERLINE OF STATE ROAD NO. 308, THENCE SOUTH 74°20'30" EAST, ON SAID CENTERLINE OF INTERSTATE ROUTE 85, A 300.00' NORTH AMOUNT OF WAY, 1177.00' FEET; THENCE SOUTH 70°24'00" WEST, 740.00' FEET TO THE POINT OF INTERSECTION OF THE BEST RIGHT OF WAY LINE OF SAID INTERSTATE ROUTE 85 WITH THE RIGHT OF WAY LINE OF THE SOUTH BOUND RAMP OF SAID INTERSTATE ROUTE 85; THENCE SOUTH 74°20'30" EAST, 100.00' FEET TO THE POINT OF BEGINNING OF SAID INTERESTED ACRES; THENCE SOUTH 74°20'30" EAST, 100.00' FEET TO THE LINE OF SAID INTERSTATE ROUTE 85; THENCE SOUTH 70°24'00" WEST, 80.00' FEET; THENCE NORTH 74°20'30" WEST, ON THE SOUTH LINE OF A 40' DRAINAGE EASEMENT 100.00' FEET; THENCE NORTH 70°24'00" EAST, 20.00' FEET TO THE POINT OF BEGINNING OF SAID INTERESTED ACRES; THENCE NORTH 70°24'00" EAST, 20.00' FEET; THENCE SOUTH 74°20'30" WEST, 400.00' FEET; THENCE NORTH 70°24'00" EAST, 20.00' FEET TO THE POINT OF BEGINNING.

PARCEL # (LOT 12, INTERSTATE COMMERCE PARK)

A PARCEL OF LAND IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 28 EAST, 35 WEST, JEFFERSON COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HIGHWAY 40000 IN WITH THE CENTERLINE OF STATE ROAD NO. 204, A DISTANCE OF 1.6488 FEET; THENCE NORTH 10°04'00" WEST ON THE CENTERLINE OF AGRICULTURAL CENTER DRIVE, A 100 FOOT TURN AROUND IN THE SOUTHERLY DIRECTION; THENCE NORTH 10°04'00" WEST, A DISTANCE OF 1.6488 FEET; THENCE NORTH 10°04'00" WEST ON THE CENTERLINE OF AGRICULTURAL CENTER DRIVE, THENCE CONTINUING NORTH 12°52'00" EAST, ON THE SOUTHERLY DIRECTION OF HWY LINE OF COMMERCIAL DRIVE, 545.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 10°04'00" WEST, 25.54 FEET TO THE POINT OF BEGINNING; THENCE NORTH 10°04'00" WEST, 78.28 FEET TO A POINT ON SAID ROAD OF HWY LINE; THENCE CONTINUING ON SAID ROAD OF HWY LINE, NORTH 77°50'00" EAST, 28.24 FEET; THENCE SOUTH 10°07'00" WEST, 100.00 FEET; THENCE NORTH 10°07'00" WEST, 25.54 FEET; THENCE NORTH 10°07'00" EAST, 580.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIPTION OF DRAINAGE CATCHMENTS:
A PARCEL OF LAND IN SECTION 2, TOWNSHIP 29 NORTH, RANGE 29 EAST, ST. JOHNS COUNTY,
GEORGIA, BEING THE 1/4 SECTION 2, TOWNSHIP 29 NORTH, RANGE 29 EAST, ST. JOHNS COUNTY,
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE ROUTE 58 AND THE
CENTERLINE OF STATE ROUTE 208; THENCE SOUTH 14°20'00" EAST, ON SAID CENTERLINE
1.48444 FEET; THENCE SOUTH 14°20'00" EAST, ON SAID CENTERLINE 1.48444 FEET; THENCE
79°24'00" WEST, 120.000 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY
LINE OF SAID INTERSTATE ROUTE 58 AND THE CENTERLINE OF SAID STATE ROUTE 208; THENCE
OF SAID INTERSTATE ROUTE, THENCE SOUTH 14°20'00" EAST, ON SAID WEST RIGHT-OF-WAY
LINE OF SAID INTERSTATE ROUTE, THENCE SOUTH 14°20'00" EAST, ON SAID WEST RIGHT-OF-WAY
LINE OF SAID INTERSTATE ROUTE, THENCE SOUTH 14°20'00" EAST, ON SAID WEST RIGHT-OF-WAY
LINE OF SAID INTERSTATE ROUTE, THENCE NORTH 74°00'00" WEST, ON THE CENTERLINE OF A
DRAINAGE NORTH 74°00'00" WEST, ON THE CENTERLINE OF A DRAINAGE 1.48444 FEET; THENCE
1.48444 FEET; THENCE NORTH 16°57'00" EAST, 20.000 FEET TO THE POINT OF BEGINNING.
THENCE SOUTH 74°00'00" WEST, 198.000 FEET; THENCE NORTH 16°57'00" EAST, 20.000 FEET;
THENCE SOUTH 74°00'00" WEST, 234.4 FEET; THENCE SOUTH 16°57'00" EAST, 20.000 FEET TO
THE POINT OF BEGINNING.

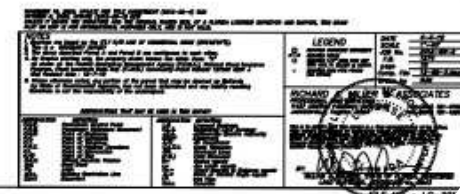
COPIED TO:
26 ENERGY AG
OLD REPUBLIC NATIONAL LIFE INSURANCE COMPANY
ANSBACHER & ASSOCIATES, P.A.

FILE COMMENT NOTES
OLD REPUBLIC NATIONAL LIFE INSURANCE
ALTA COMMENT NUMBER 827898
COMMENT DATE: NOVEMBER 2, 2000 AT 11:00 PM

FIGURE 2. DECLARATION OF COVENANTS AND RESTRICTIONS AND AMENDMENTS IN C.R. 1103, P.L. 760 AND C.R. 22, PARCELS "B" AND PLATTABLE INTERESTS HAVE BEEN DEPOSITED.

ITEM 6. ORDINANCE NO. 87-1 CONTAINED IN D.B. VOL. NO. 1363 AND AMENDATION IN D.B. VOL. NO. 1364 AFFECT PARCELS "A" AND PARCEL "B". PLUMBING MATTERS HAVE BEEN REPORTED HEREIN (BUILDING DEPARTMENT).

SCHEDULE #4 EXCEPTIONS CONTAIN NO OTHER PLATABLE SURVEY RELATED MATTERS.



Tenant Information

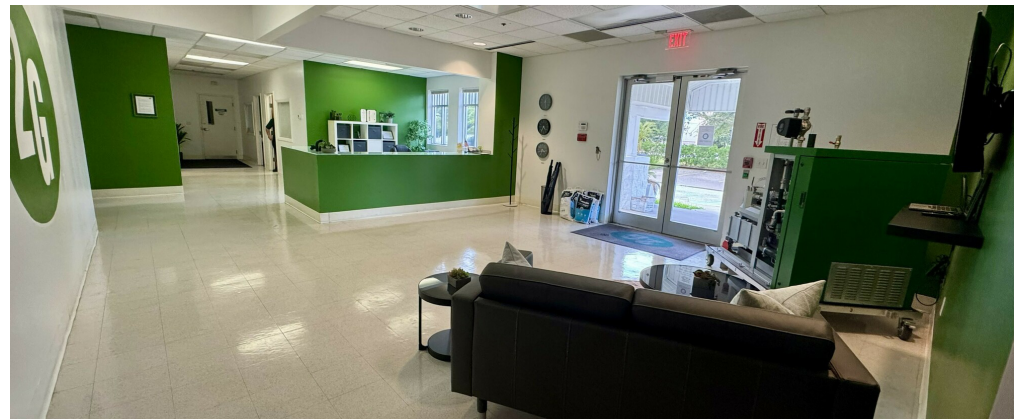
2G Energy Inc.: Your Trusted Partner in Cogeneration Systems

2G Energy Inc., the U.S. subsidiary of 2G Energy AG (Germany), is a globally recognized leader in combined heat and power (CHP) solutions.

Founded in 1995, 2G became a publicly traded company on the German Stock Exchange in 2007.

2G's U.S. headquarters is in St. Augustine, Florida, with additional regional offices in Puerto Rico and California as well as a North American subsidiary in Ontario, Canada.

2G oversees ten subsidiaries across six countries and employs a workforce of more than 1,000 employees worldwide.



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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