



205 Commercial Drive - For Sale or Lease

Saint Augustine, FL 32092



Conrad Boylan

Director
904.515.2590
cboylan@primerealtyinc.com

Brent Dennis

Director
904.930.4299
bdennis@primerealtyinc.com

Kyle Geary

Director
904.930.4231
kgeary@primerealtyinc.com



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



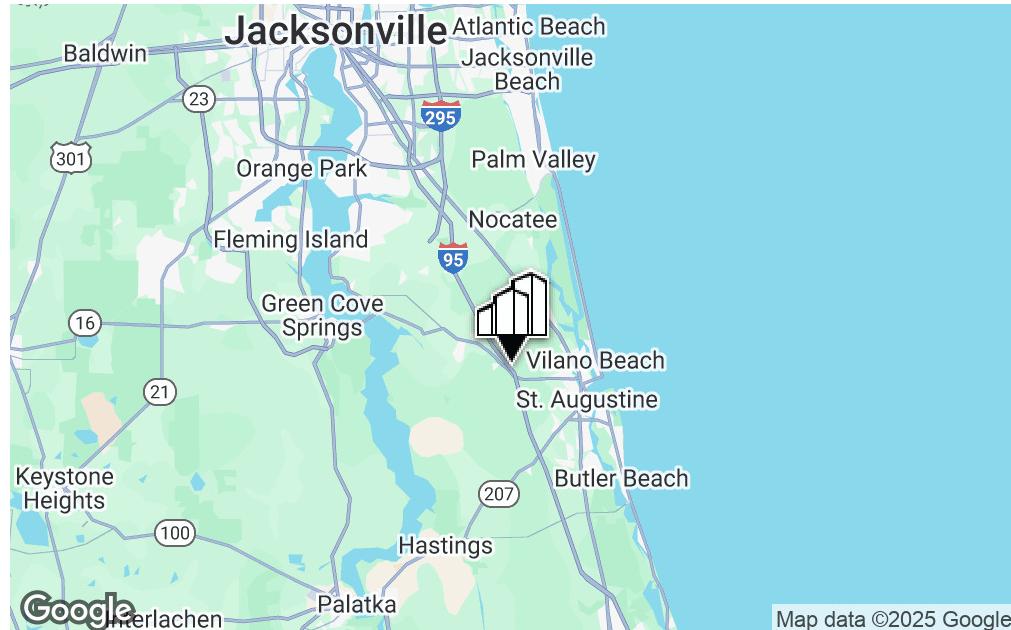
Property Highlights

All Information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

205 Commercial Drive | Saint Augustine, FL 32092



Executive Summary



Map data ©2025 Google

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

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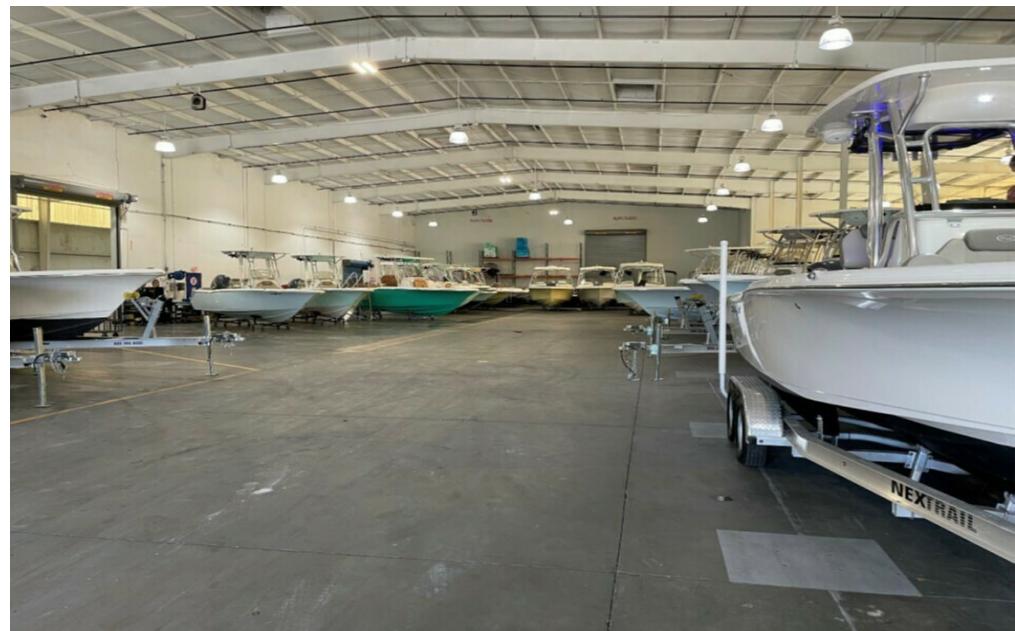
Property Summary

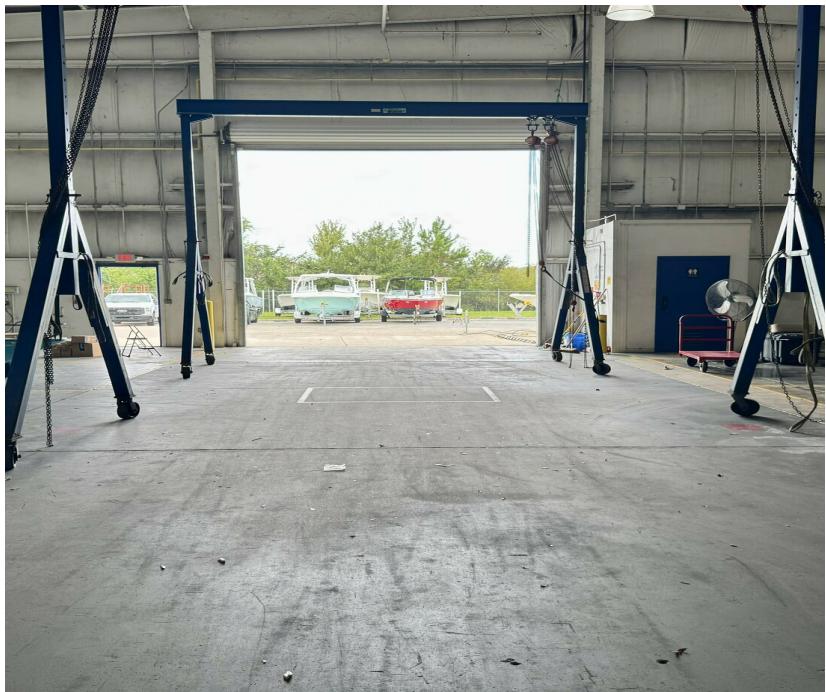
Built in 2000 and remodeled in 2020, this property is currently owner-occupied by Freedom Boat Club and one Tenant, 2G Energy. Owner has spent \$450,000 on improvements to the building. The entire 58,600 SF industrial property on 6 acres is available with 35,600 SF (mostly warehouse) and is ready for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





- Grade Level Loading
- Dock High Loading

Available
(35,600 SF)

2G Energy
(23,000 SF)

Site Map & Additional Photos

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MAP SHOWING SURVEY OF

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

PARCEL # (LOT #), INTERSTATE COMMERCE PARK

DEFINING ITEM AND SUBJECT TO THE FOLLOWING DESCRIPTION OF CHAINAGE CARRIERS
A PARCEL OF LAND IN REEDSBURG, WISCONSIN, RANGE 20, SECTION 24, JEFFERSON COUNTY,
WISCONSIN, BEING FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF BEGINNING, WHICH IS THE POINT OF INTERSECTION OF INTERSTATE ROUTE 44 WITH THE
GENERATION OF STATE ROAD 206, THENCE SOUTH 147°30' WEST, ON STATE ROAD CENTERLINE
OF INTERSTATE ROUTE 44, A 300 FEET WEST RIGHT OF WAY, 1,172.40 FEET; THENCE 300.00 FEET
WEST, THENCE 300.00 FEET WEST, POINT OF INTERSECTION OF THE WEST END OF MAY
FIELD ROAD, THENCE 300.00 FEET WEST, POINT OF INTERSECTION OF THE WEST END OF
SIXTH AVENUE, THENCE SOUTH 147°30' EAST, ON STATE ROAD WEST RIGHT OF WAY
LINE OF INTERSTATE ROUTE 44, 365.00 FEET, INDUCE SOUTH 23°45' WEST, 50.00 FEET
WEST, THENCE 300.00 FEET WEST, POINT OF INTERSECTION OF THE WEST END OF
14TH AVENUE, THENCE 300.00 FEET WEST, POINT OF INTERSECTION OF THE WEST END OF
148.44 FEET THENCE NORTH 115°57'40" EAST, 200.00 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 115°57'40" EAST, 200.00 FEET; THENCE 170.00' WEST, 2.00 FEET;
THENCE NORTH 115°57'40" EAST, 200.00 FEET; THENCE NORTH 115°57'40" EAST, 32.00 FEET,
THENCE SOUTH 147°30' WEST, 22.00 FEET, THENCE SOUTH 115°57'40" EAST, 200.00 FEET TO
THE POINT OF BEGINNING.

CERTIFIED TO:
B&G ENERGY AS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ANDREACHER & ASSOCIATES, P.A.

TITLE COMMITMENT NOTES
SUGAR RIVER NATIONAL FIRE INSURANCE
ALTA COMMITMENT NUMBER 000000
COMMITMENT MADE: NOVEMBER 2, 2000 AT 11:40 PM

TERMINAL B-8 COMMENTS ARE AS FOLLOWS:
ITEM 3. DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN SUB. TRACT NO. 1004 AND AMENDMENTS OF SUB. TRACT NO. 1004 AND SUB. TRACT NO. 2222, FOR THE PROPERTY PARCEL "A" AND PARCEL "B" AND PLATABLE MATURES HAVE BEEN SEPARATED HEREIN (TERMINAL CAGEMENT NO. 23).

FORM 4-A EXERCISE. CONTAIN NO OTHER PRACTICE, OTHER THAN THE MATERIAL

Survey

All Information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



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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