

LEASE

INDUSTRIAL

Crescent Technical Court St. Augustine, FL 32086



PROPERTY DESCRIPTION

Located in one of St. Augustine's fastest-growing industrial hubs, these newly constructed warehouse units offer modern functionality with 3-phase power, lots of parking, and a versatile layout designed to suit a variety of business types.

Two unit sizes are available — 1,600 SF and 3,200 SF — giving tenants the flexibility to choose a space that aligns with their current footprint while allowing room to grow. Each unit is designed with a large bay door for convenient loading and unloading of goods, materials, or equipment. A finished restroom buildout is included in every space, offering immediate functionality and ready for immediate use.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,600 - 3,200 SF
Building Size:	8,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	231	1,217
Total Population	145	573	2,894
Average HH Income	\$107,095	\$92,756	\$84,591

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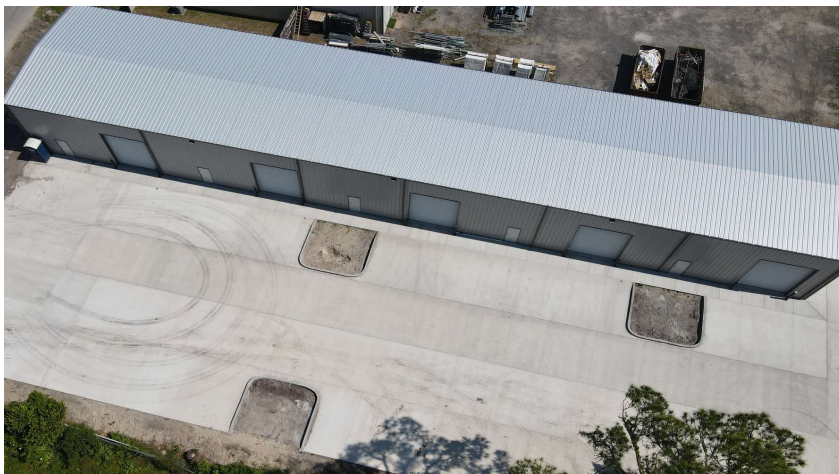


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LOCATION OVERVIEW

Be among the first to occupy this brand-new industrial warehouse, located on Crescent Technical Court in the heart of St. Augustine's growing industrial district. These newly constructed industrial units offer modern functionality and are just minutes from both I-95 and U.S. Highway 1, providing easy access to regional and statewide distribution routes. The site provides streamlined access to Jacksonville, Daytona Beach, and Central Florida, making it ideal for businesses seeking efficient supply chain flow and proximity to Northeast Florida's expanding commercial hubs. Surrounded by a mix of industrial users and light manufacturing, the area supports a dynamic business ecosystem with strong workforce availability and infrastructure.

Whether you're expanding or launching a new facility, this state-of-the-art space offers the efficiency and visibility your operation needs to thrive in today's competitive market.

PROPERTY HIGHLIGHTS

- Zoning: Designated as (IW) permitting a range of industrial and warehousing uses!
- Power: Equipped with 3-phase power, supporting diverse industrial applications!
- Unit Sizes: Available in two configurations—1,600 SF and 3,200 SF—to accommodate various operational needs!
- Accessibility: Each unit features a bay door for convenient loading and unloading!
- Improvements: Includes a finished restroom buildout in every unit!

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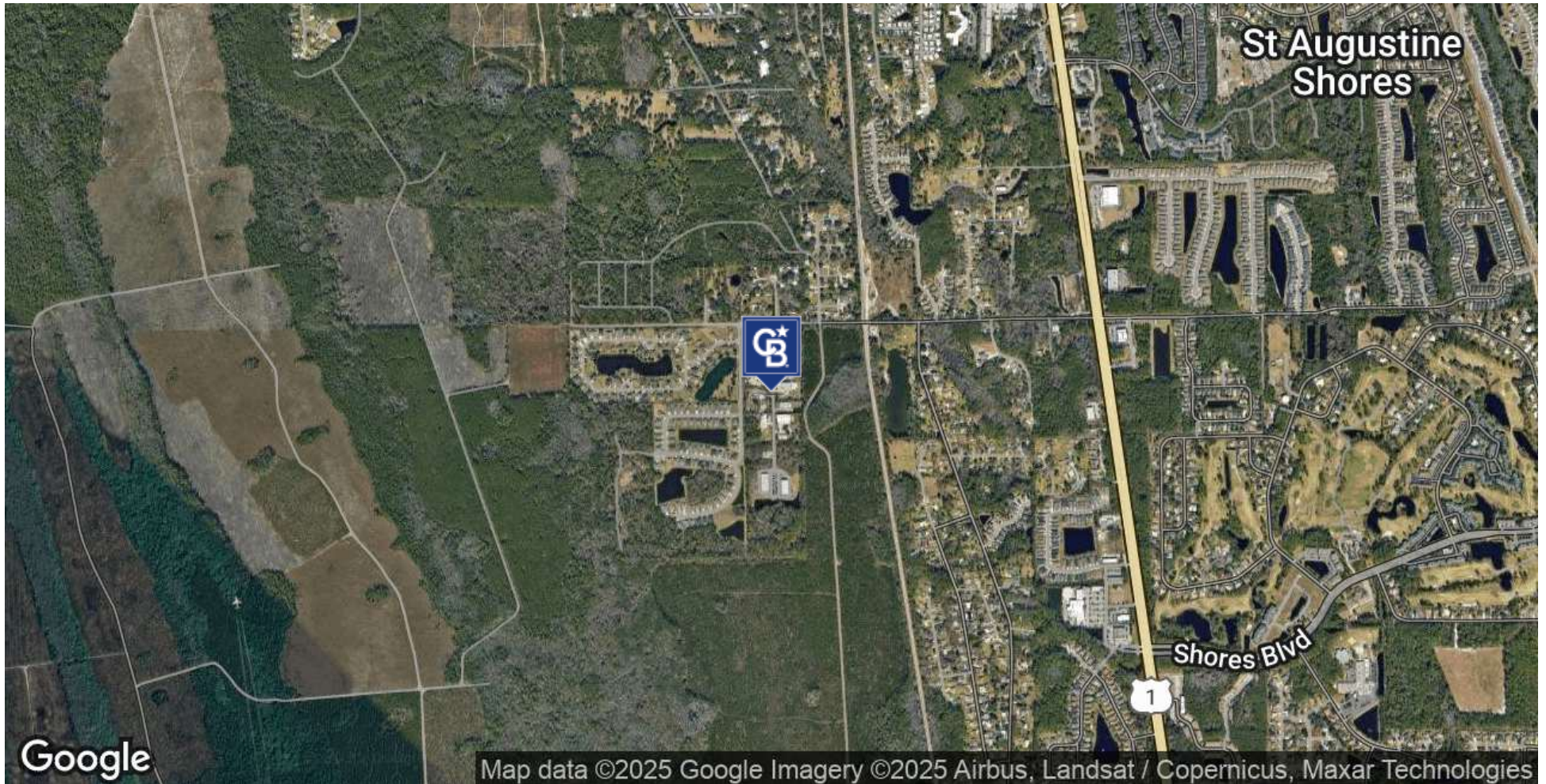


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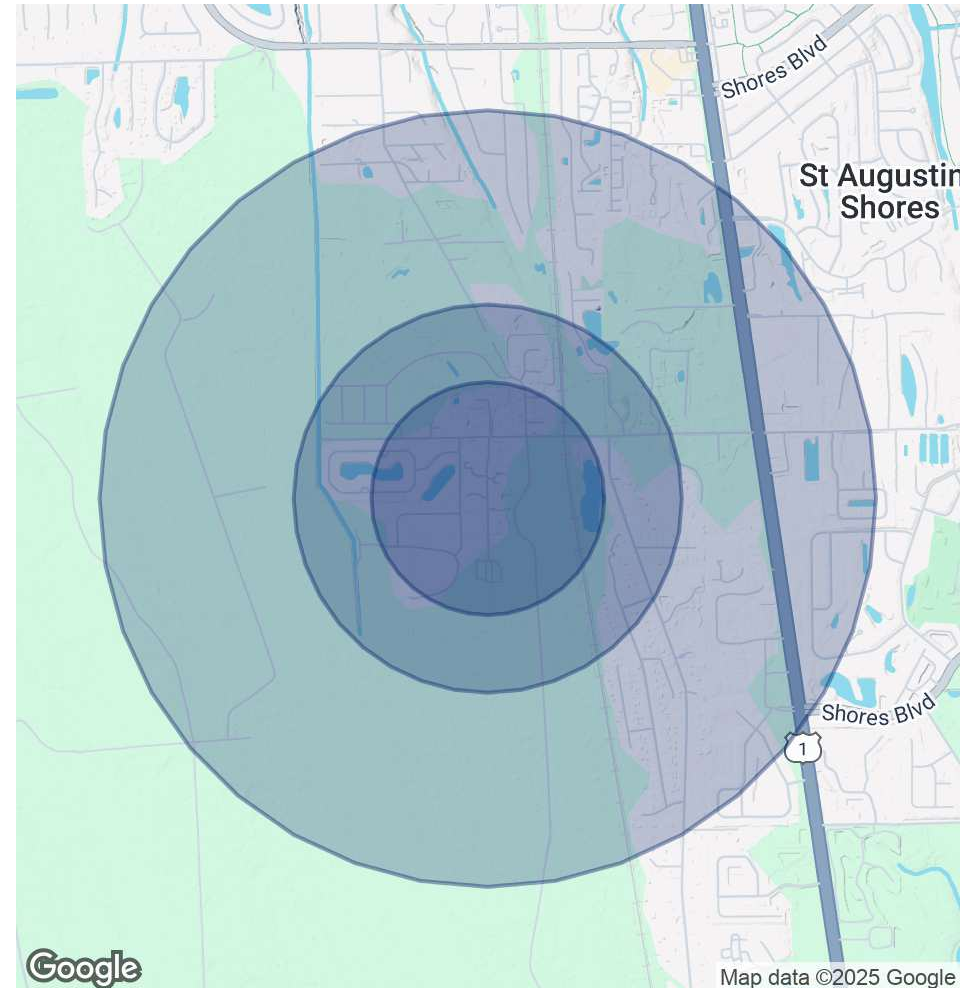
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	145	573	2,894
Average Age	45	49	51
Average Age (Male)	44	47	49
Average Age (Female)	46	51	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	231	1,217
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$107,095	\$92,756	\$84,591
Average House Value	\$408,325	\$360,467	\$339,008

Demographics data derived from AlphaMap



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