

INVESTMENT OPPORTUNITY

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084



SALE PRICE

\$2,495,000

Eric Maimo

(904) 537-6443

EricCRE@EricMaimo.com

Adam Lanteigne

(904) 584-7777

adam@soldin904.com

Bob Buckmaster, CCIM

(904) 827-1717

bob@thepremierproperties.com

©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES**

INVESTMENT OPPORTUNITY

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084



Sale Price

\$2,495,000

OFFERING SUMMARY

Building Size:	13,436 SF
Lot Size:	1.01 Acres
Price / SF:	\$185.70
Cap Rate:	6.46%
NOI:	\$161,118
Zoning:	IW
Number of Drive in Bays	2

PROPERTY OVERVIEW

Fully leased 13,436-square-foot warehouse facility, featuring office space and a mezzanine level, along with an additional leased 0.30-acre lot zoned for Industrial Warehouse (IW) use. The warehouse offers an impressive 30-foot ceiling height, providing vertical clearance for storage and operational flexibility. Located within an IW zoning district, the property accommodates a broad range of commercial and industrial uses, making it an excellent investment opportunity.

PROPERTY HIGHLIGHTS

- Zoning: Industrial Warehousing (IW)
- Fully Leased Investment!
- 30' Ceiling Height!

Eric Maimo

(904) 537-6443

EricCRE@EricMaimo.com

Adam Lanteigne

(904) 584-7777

adam@soldin904.com

Bob Buckmaster, CCIM

(904) 827-1717

bob@thepremierproperties.com

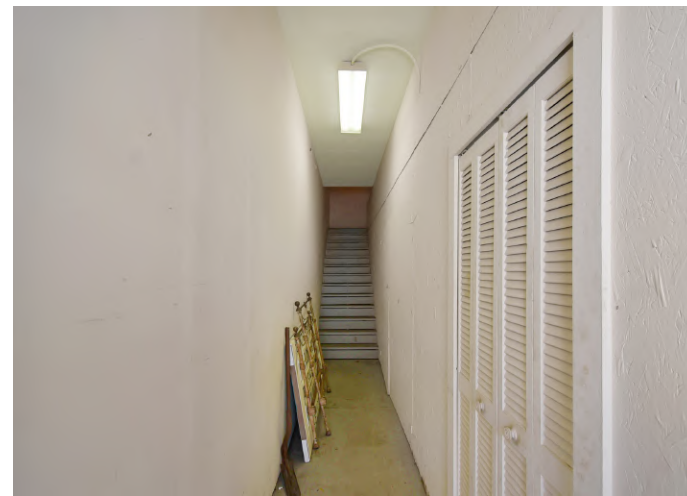


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

PROPERTY PHOTOS

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084



Eric Maimo
(904) 537-6443
EricCRE@EricMaimo.com

Adam Lanteigne
(904) 584-7777
adam@soldin904.com

Bob Buckmaster, CCIM
(904) 827-1717
bob@thepremierproperties.com



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

PROPERTY PHOTOS

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084



Eric Maimo
(904) 537-6443
EricCRE@EricMaimo.com

Adam Lanteigne
(904) 584-7777
adam@soldin904.com

Bob Buckmaster, CCIM
(904) 827-1717
bob@thepremierproperties.com

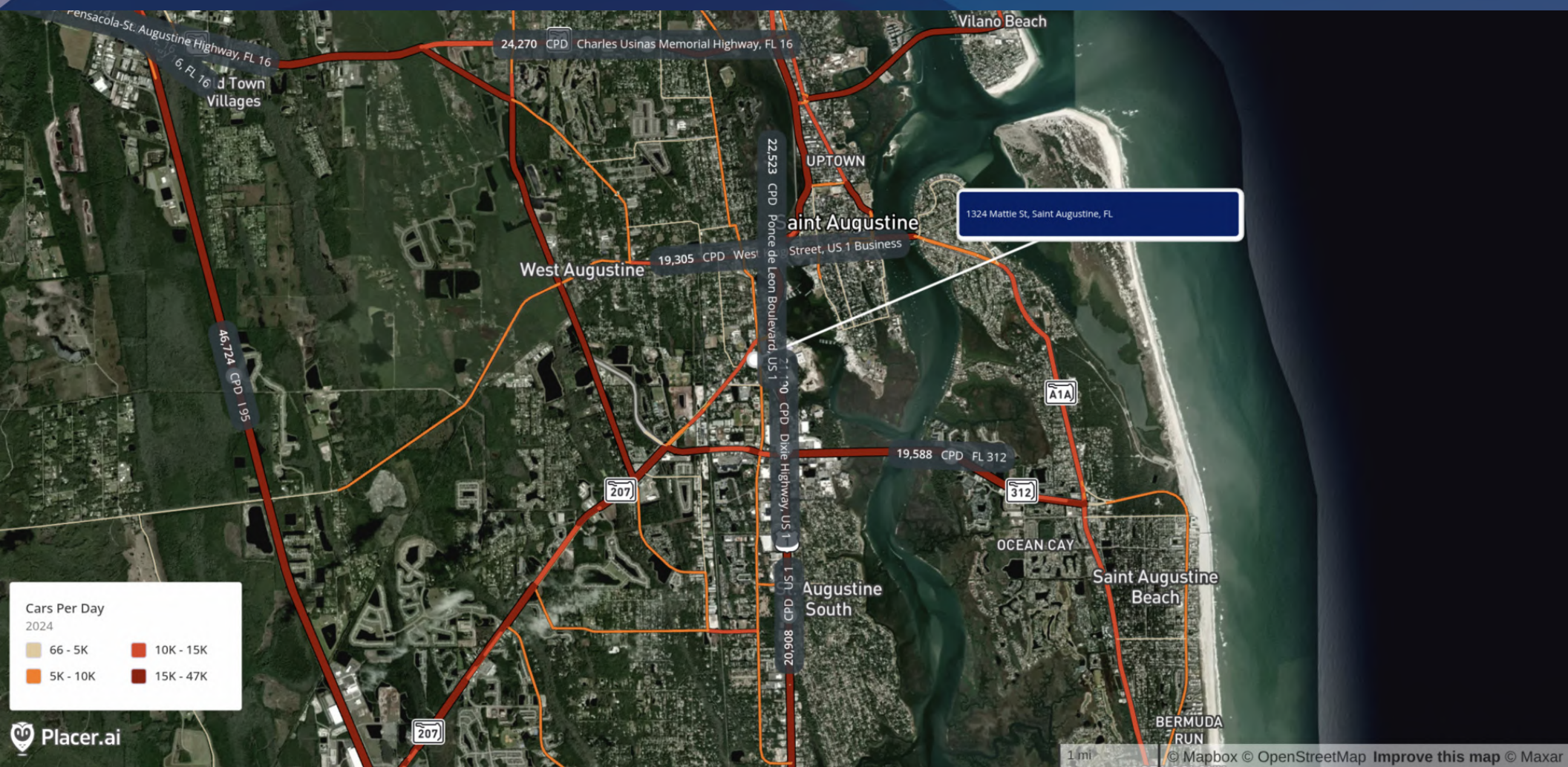


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

TRAFFIC VOLUME

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084



Eric Maimo

(904) 537-6443

EricCRE@EricMaimo.com

Adam Lanteigne

(904) 584-7777

adam@soldin904.com

Bob Buckmaster, CCIM

(904) 827-1717

bob@thepremierproperties.com

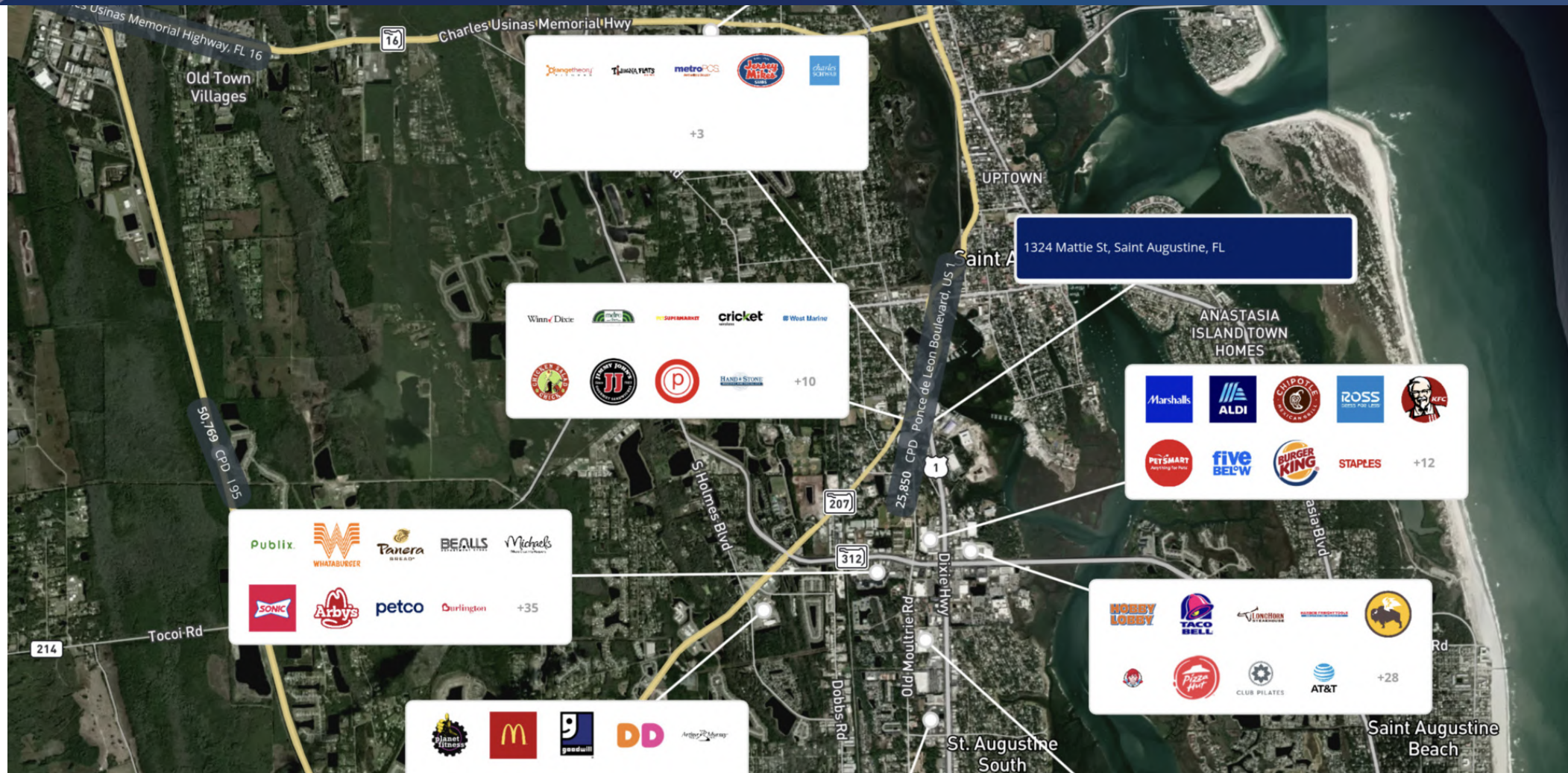


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

RETAIL MAP

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084



Eric Maimo
 (904) 537-6443
 EricCRE@EricMaimo.com

Adam Lanteigne
 (904) 584-7777
 adam@soldin904.com

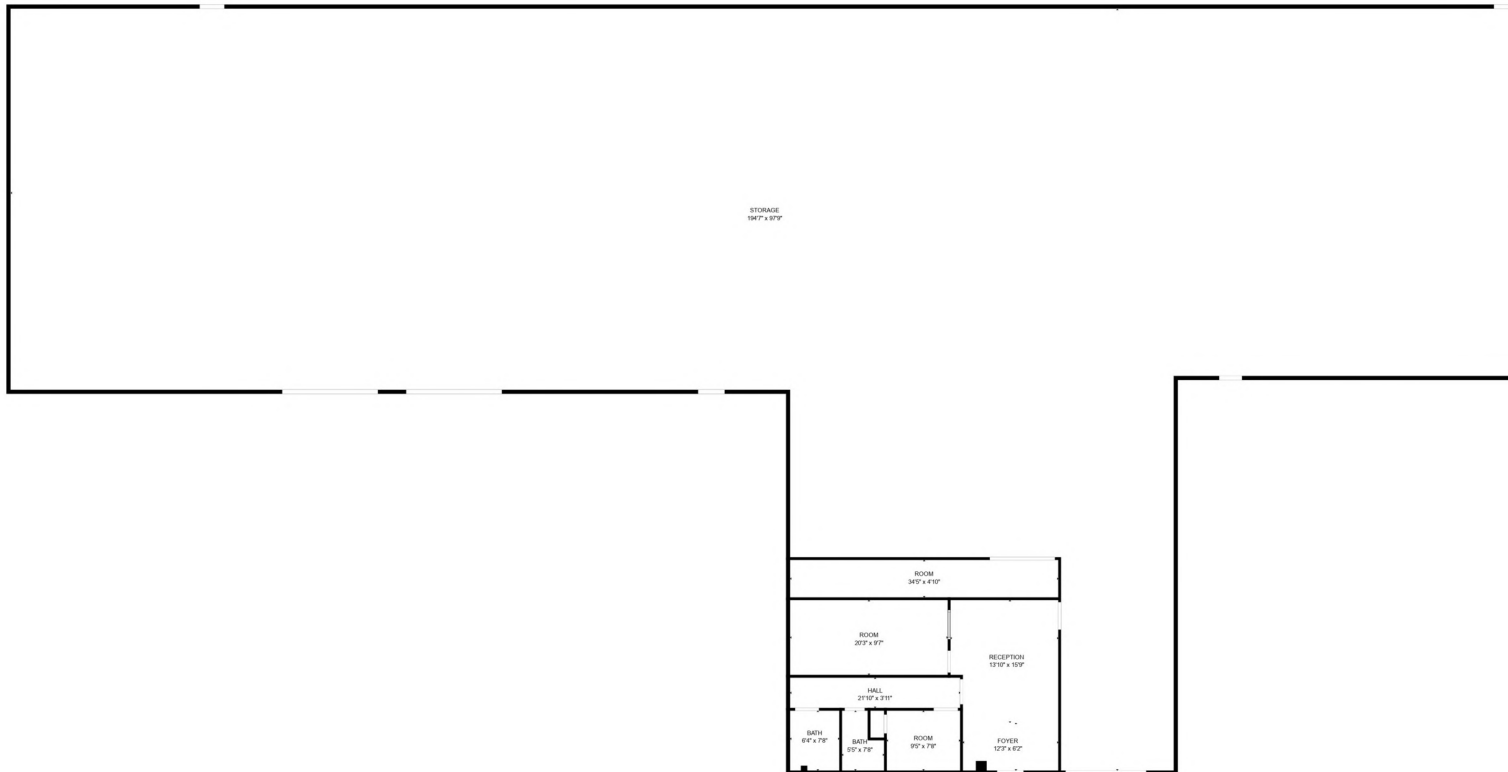
Bob Buckmaster, CCIM
 (904) 827-1717
 bob@thepremierproperties.com



FLOOR PLAN

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084



Eric Maimo

(904) 537-6443

EricCRE@EricMaimo.com

Adam Lanteigne

(904) 584-7777

adam@soldin904.com

Bob Buckmaster, CCIM

(904) 827-1717

bob@thepremierproperties.com

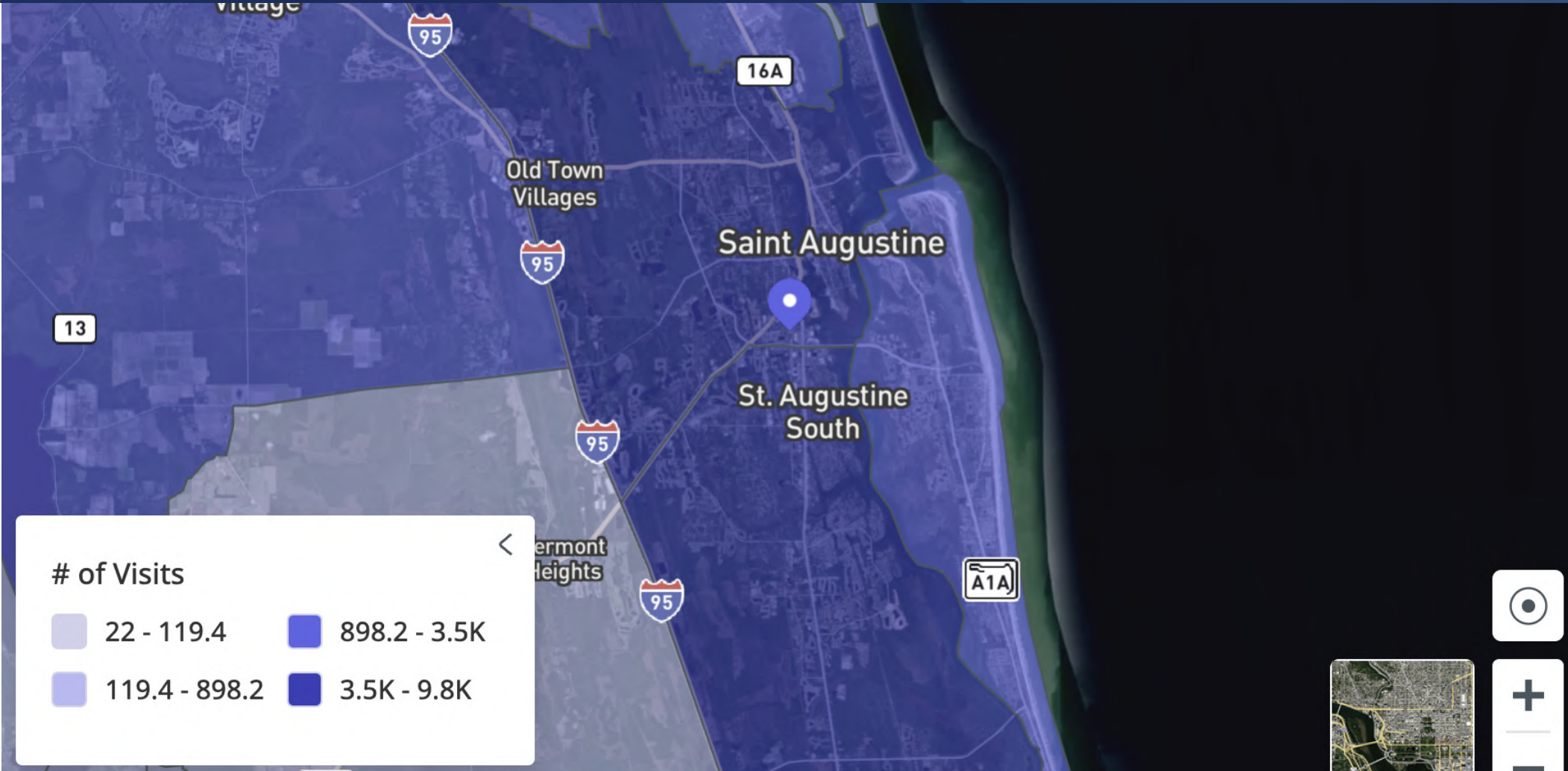


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

NEARBY ACTIVITY

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084



Eric Maimo

(904) 537-6443

EricCRE@EricMaimo.com

Adam Lanteigne

(904) 584-7777

adam@soldin904.com

Bob Buckmaster, CCIM

(904) 827-1717

bob@thepremierproperties.com

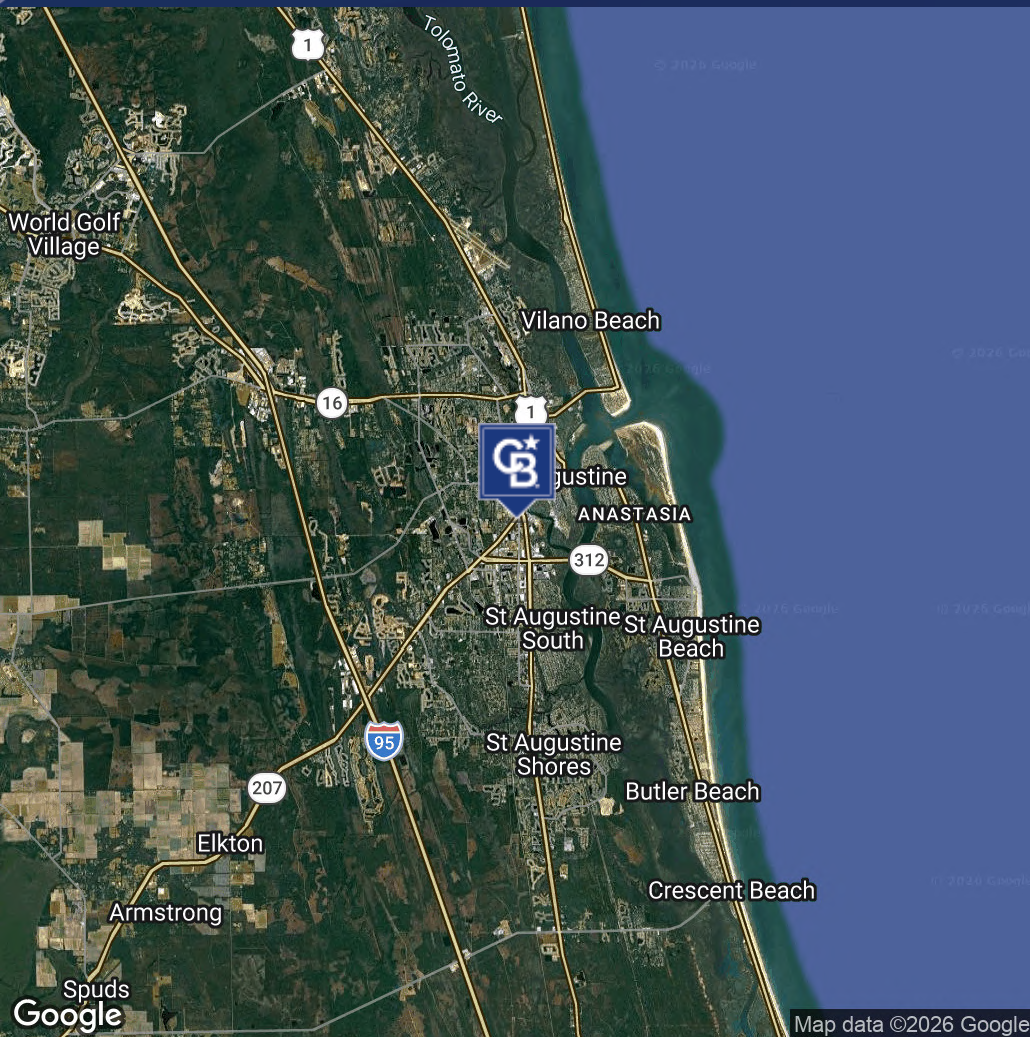


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LOCATION MAPS

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084



Eric Maimo

(904) 537-6443

EricCRE@EricMaimo.com

Adam Lanteigne

(904) 584-7777

adam@soldin904.com

Bob Buckmaster, CCIM

(904) 827-1717

bob@thepremierproperties.com



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

INCOME AND EXPENSES

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084

Monthly Income	SF	Monthly Net	\$psf	Annual % Inc.	Lease Expiration Options	
Tenant	13436					
Building	13436	11521.03	\$10.29	3%	2/28/28	One 2yr
Lot 1		\$1,905		3%	2/3/2030	One 5yr
Total Monthly Income		\$13426.53				
Yearly Expenses		0-Passthru				
Insurance					Yearly Income	\$161,118.36
RE Taxes					Yearly Expenses	
					N.O.I.	\$161,118.36
					Purchase Price	\$185.70
						\$2,495,000.00
Total Expenses					Cap Rate	6.46%

Eric Maimo

(904) 537-6443

EricCRE@EricMaimo.com

Adam Lanteigne

(904) 584-7777

adam@soldin904.com

Bob Buckmaster, CCIM

(904) 827-1717

bob@thepremierproperties.com



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

DEMOGRAPHICS

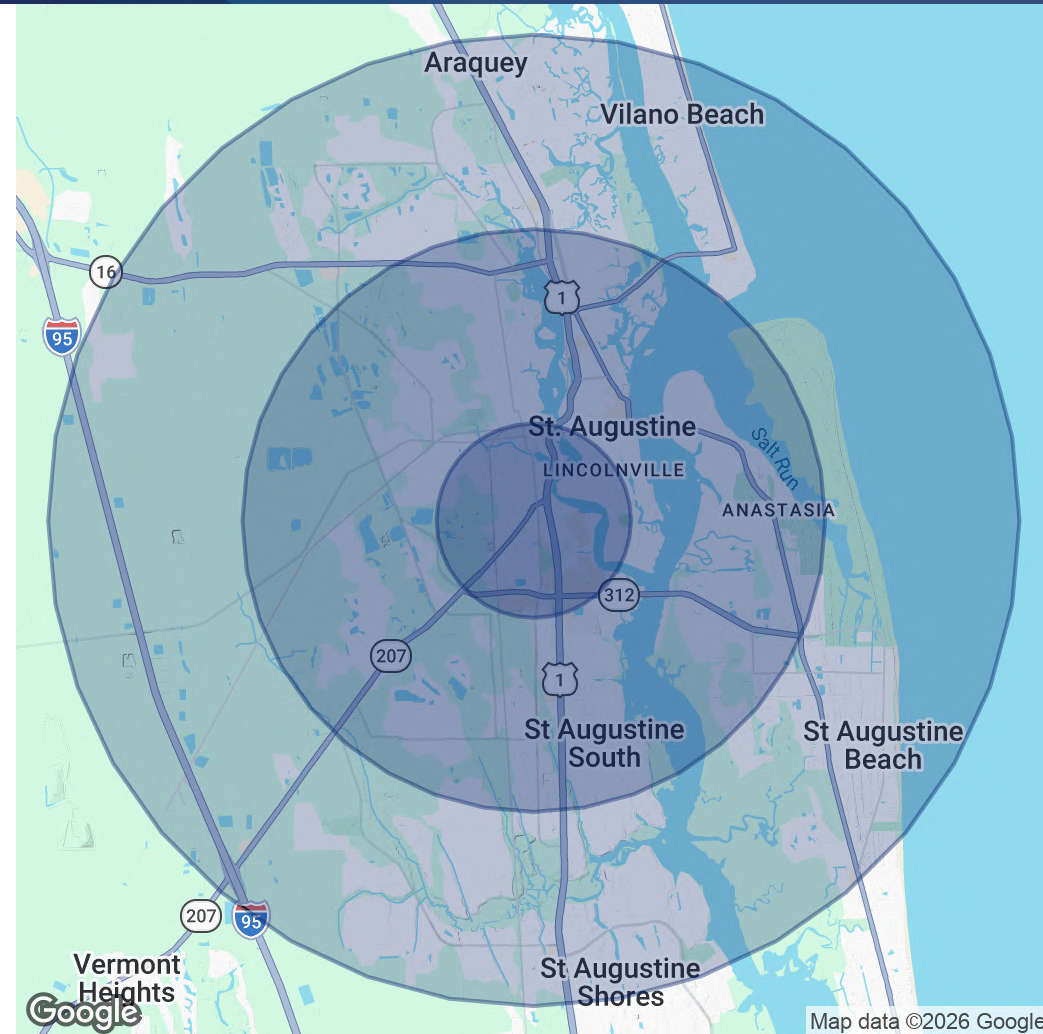
FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,309	36,150	67,929
Average Age	42.3	45.8	47
Average Age (Male)	37.9	44	46
Average Age (Female)	47.5	47.9	48.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,043	14,173	27,702
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$70,792	\$92,887	\$100,060
Average House Value	\$257,870	\$368,972	\$412,309

2023 American Community Survey (ACS)



Eric Maimo

(904) 537-6443

EricCRE@EricMaimo.com

Adam Lanteigne

(904) 584-7777

adam@soldin904.com

Bob Buckmaster, CCIM

(904) 827-1717

bob@thepremierproperties.com



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

CONTACT

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084



ERIC MAIMO

Senior Associate

Direct: (904) 537-6443 **Cell:** (904) 537-6443
EricCRE@EricMaimo.com



ADAM LANTEIGNE

Investment | Sales | Leasing Associate

Direct: (904) 584-7777 **Cell:** (602) 702-4288
adam@soldin904.com

FL #SL3445753



BOB BUCKMASTER, CCIM

Broker

Direct: (904) 827-1717 **Cell:** (904) 392-5151
bob@thepremierproperties.com

FL #BK3340210

Eric Maimo
(904) 537-6443
EricCRE@EricMaimo.com

Adam Lanteigne
(904) 584-7777
adam@soldin904.com

Bob Buckmaster, CCIM
(904) 827-1717
bob@thepremierproperties.com



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES