



For Sale
Seller Financing
Available

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IGP Commerce Center

107 Thomas Industry Way, St. Augustine, FL 32095

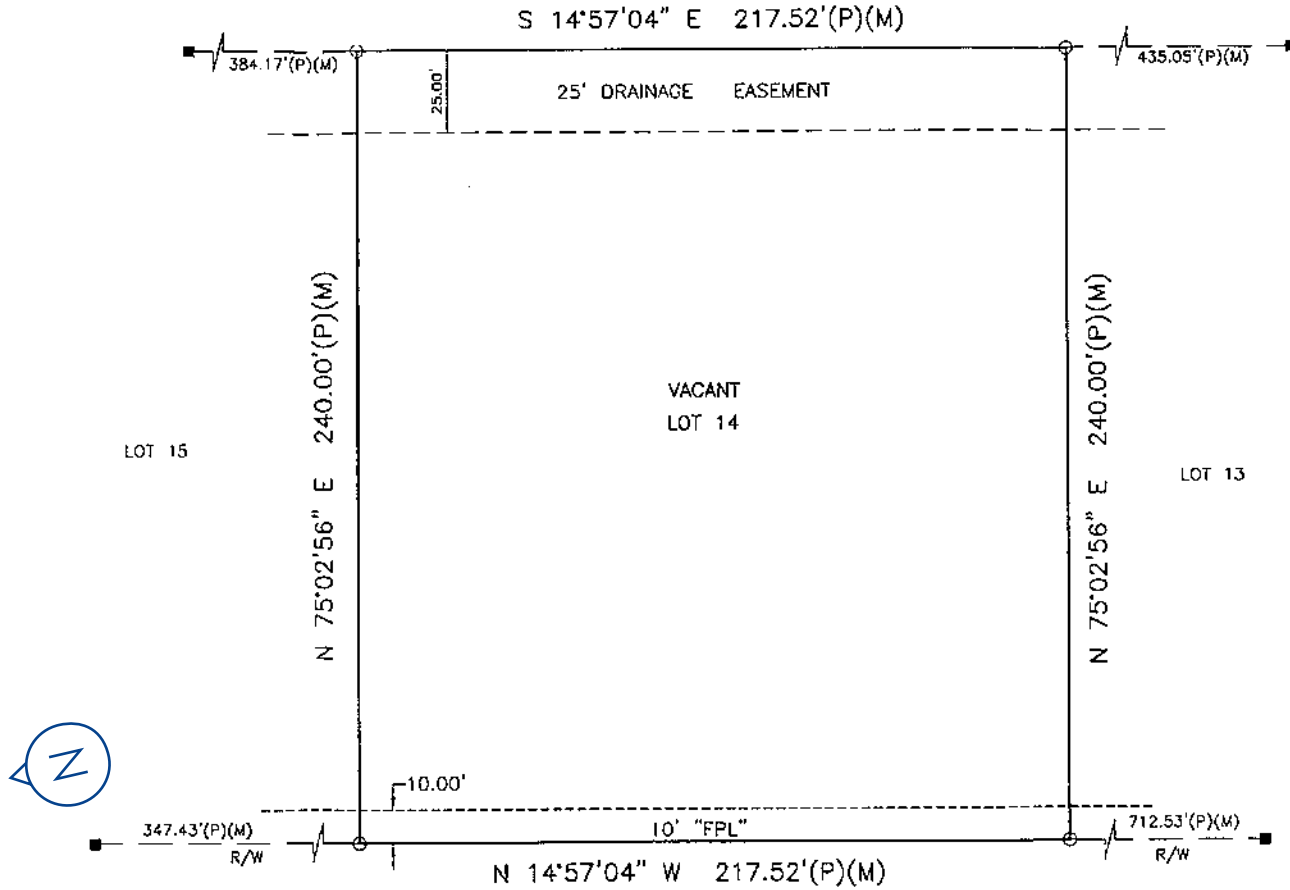
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Property Highlights:

- Lot 14: 1.2± acre pad-ready with off site water retention and all utility connections (power, potable water, irrigation, sewer & fire sprinkler), at the street in front of the lot
- Property survey, Phase I Environmental & geotechnical reports have been performed and available for buyer review
- Will accommodate a 15,000± SF building
- PUD available for review
- Zoned Heavy Industrial

Property Overview

107 Thomas Industry Way | St. Augustine, FL 32095

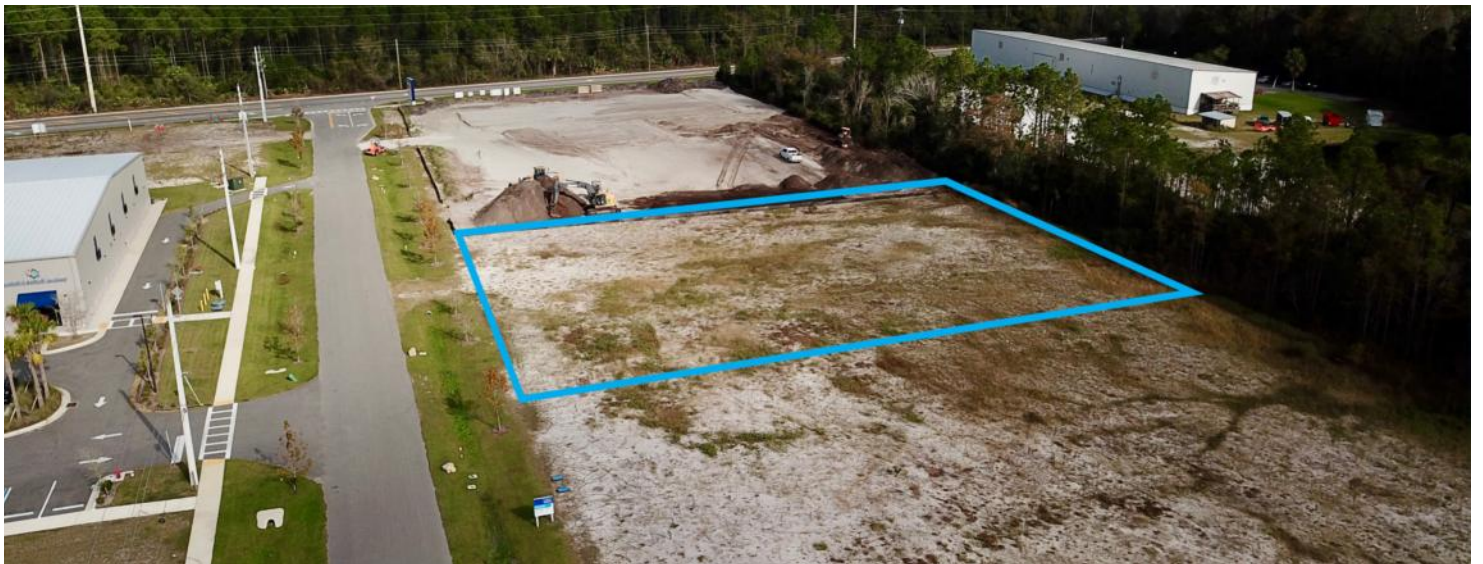


Lot 14 Specifications

Parcel number	07245-10140
Property Type	Industrial
Current Condition	Pad-ready
Land size (AC)	1.2± acres
Zoning	Heavy Industrial
Future land use designation	Industrial Business Park
District	St. Augustine
County	St. Johns

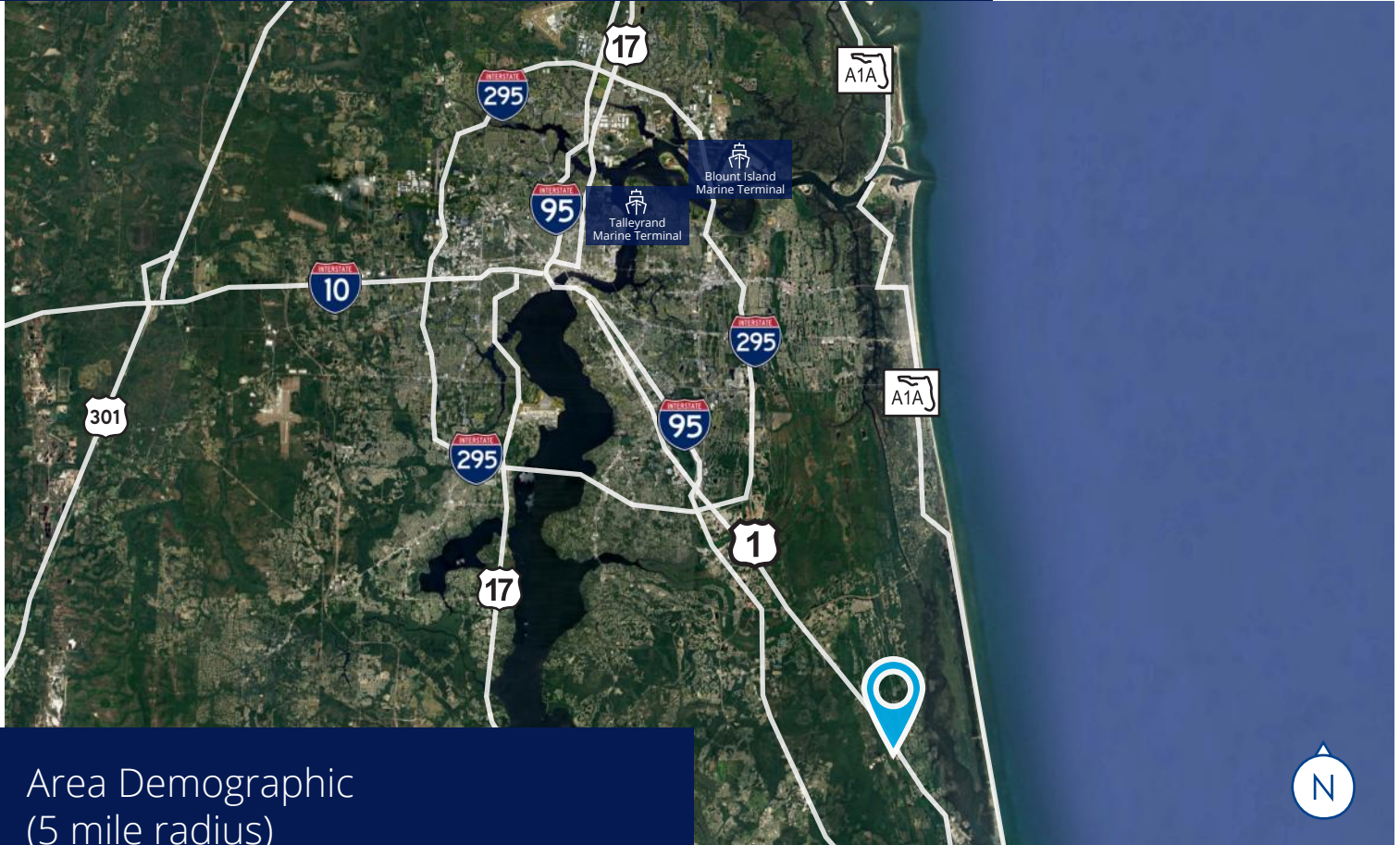
Property Photos

107 Thomas Industry Way | St. Augustine, FL 32095



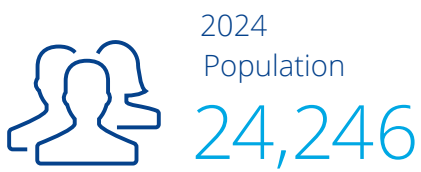
Property Location

107 Thomas Industry Way | St. Augustine, FL 32095



Area Demographic (5 mile radius)

Source: ESRI Business Analyst 2024



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