



STERLING PLAZA PHASE II

FLEX WAREHOUSE CONDOS

RESERVE NOW: www.stjohnscommerce.com

OLD DIXIE HIGHWAY
PONTE VEDRA, FL 32081
ST JOHNS COUNTY



DETAILS

- Second Phase of Sterling Plaza which sold out before completion
- Pre-Leasing and selling during construction
- Flexible zoning and high parking ratio allows for commercial, retail, office, recreational and industrial uses
- 2,400-24,000 SF contiguous space available
- Shell condition, sprinklered, 20ft clear, ready for buildout
- Strategically located: 5 miles from Nocatee and Palencia
- 20 minutes from Town Center, Beaches, and major St. Johns County residential developments
- Estimated completion Q2 2026

CONTACT:

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SUBJECT AERIAL



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Continuation of successful Phase I elevations



- 1** Located off of US 1
3 mi south of Nocatee
5 mi north of Palencia
- 2** Sterling Plaza
57,600 SF Retail/Flex
Development
Completed 2022
- 3** The Oaks Business Park
43,200 SF Warehouse Development
Completed 2006
- 4** Shoppes of St Johns
57,500 SF Retail Center
Completed 2006

SITE PLAN

FOR SALE

- Front Entry/Front Roll Up
- Shell Condition
- 2,400-9,600 SF

FOR LEASE

- Storefront/Rear Roll Up
- Up to 19,200 SF Contiguous
- Ability to build out during construction

ZONING & USES

- Commercial
- Retail
- Industrial
- Office
- Showroom
- Recreation
- Brewery
- Other



Visit www.stjohnscommerce.com for units available for Sale and Lease

PROPOSED ELEVATIONS



CONTACT INFO



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