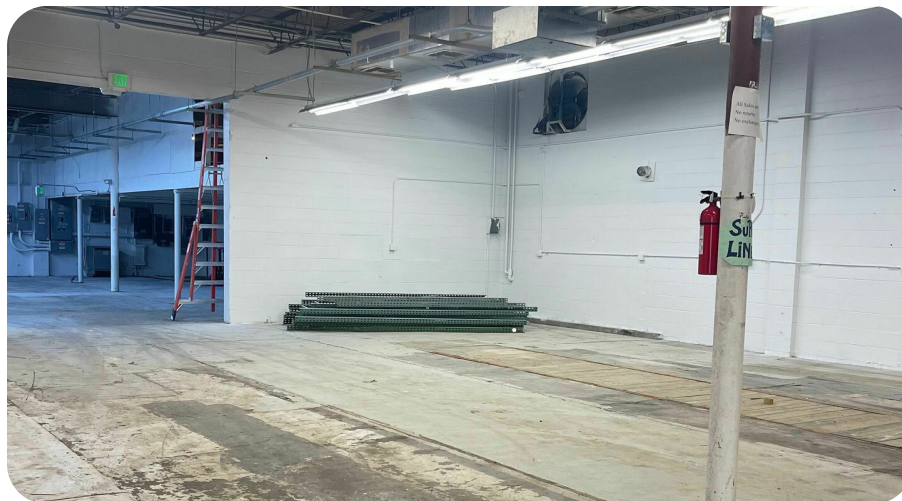




**5299 Saint Augustine Rd**  
Jacksonville, FL 32207



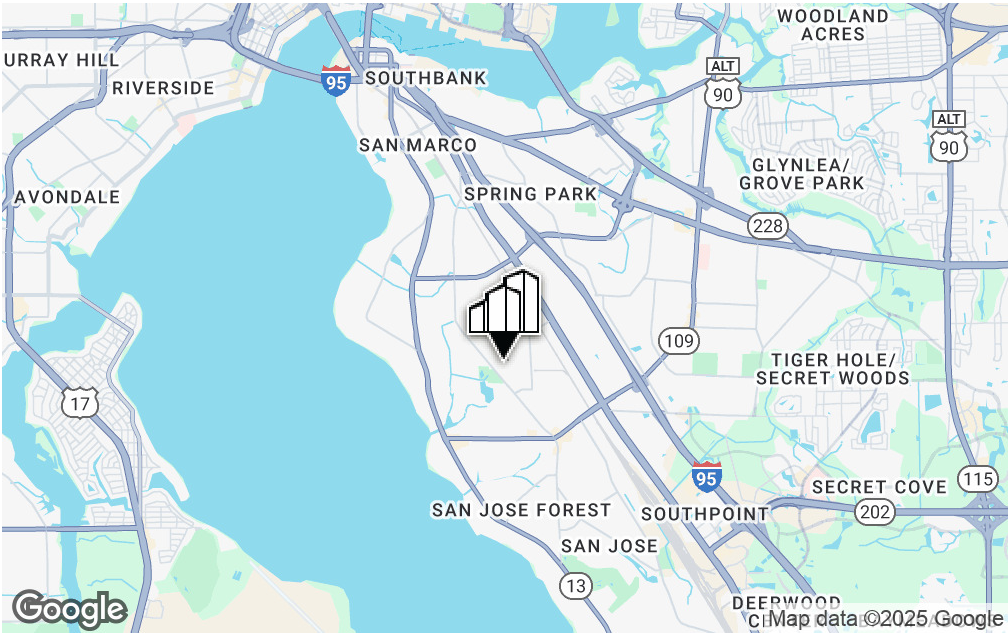
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Director  
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bdennis@primerealtyinc.com





# Executive Summary



## Offering Summary

|                           |                          |
|---------------------------|--------------------------|
| Lease Rate:               | \$10,000.00 /month (NNN) |
| Building Size:            | 20,949 SF                |
| Available SF:             | 20,949 SF                |
| Outdoor Storage Lot Size: | 1 Acre                   |
| Year Built:               | 1958                     |
| Zoning:                   | IL                       |

## Property Overview

Situated in this industrial corridor of Southside, St. Augustine Road is an area ideally suited for outdoor equipment storage, warehousing, and light manufacturing. With almost 21000 SF, including approximately 5600 SF of office space, 5299 St. Augustine Road is a versatile property that offers flexibility for users.

Zoned Light Industrial, this property is centrally located in Jacksonville's Southside neighborhood, providing easy access to highways in Duval County. Included in the price is an adjacent 1 acre lot, which is perfect for outdoor storage or additional yard space for vehicles and equipment.

## Property Highlights

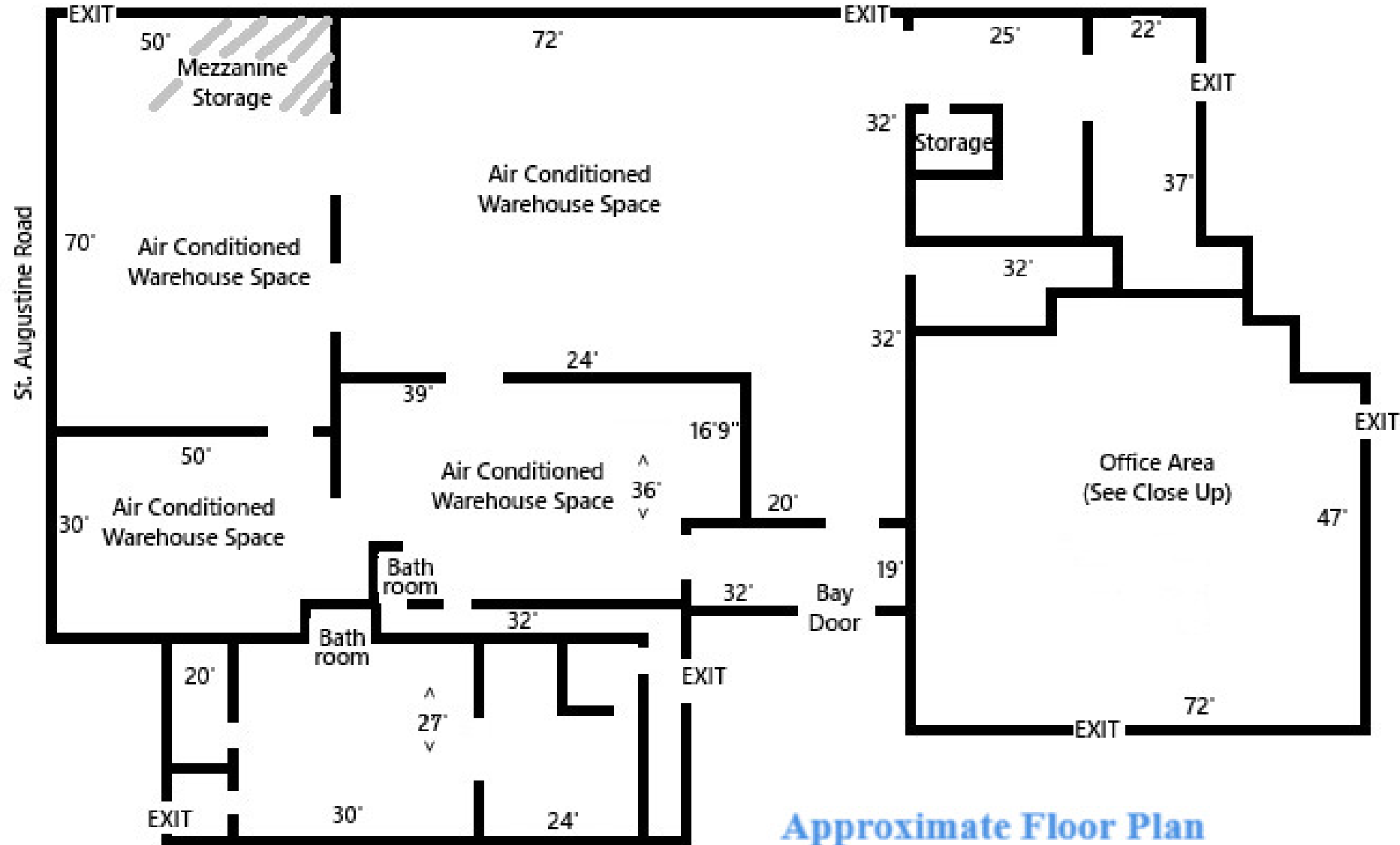
- \$10,000/Month NNN
- 1 Acre Yard Space Included
- Improvements can be negotiated
- Light Industrial Zoning
- 800 Amps/ 3 Phase Electric

## Executive Summary

5299 Saint Augustine Rd | Jacksonville, FL 32207  
All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

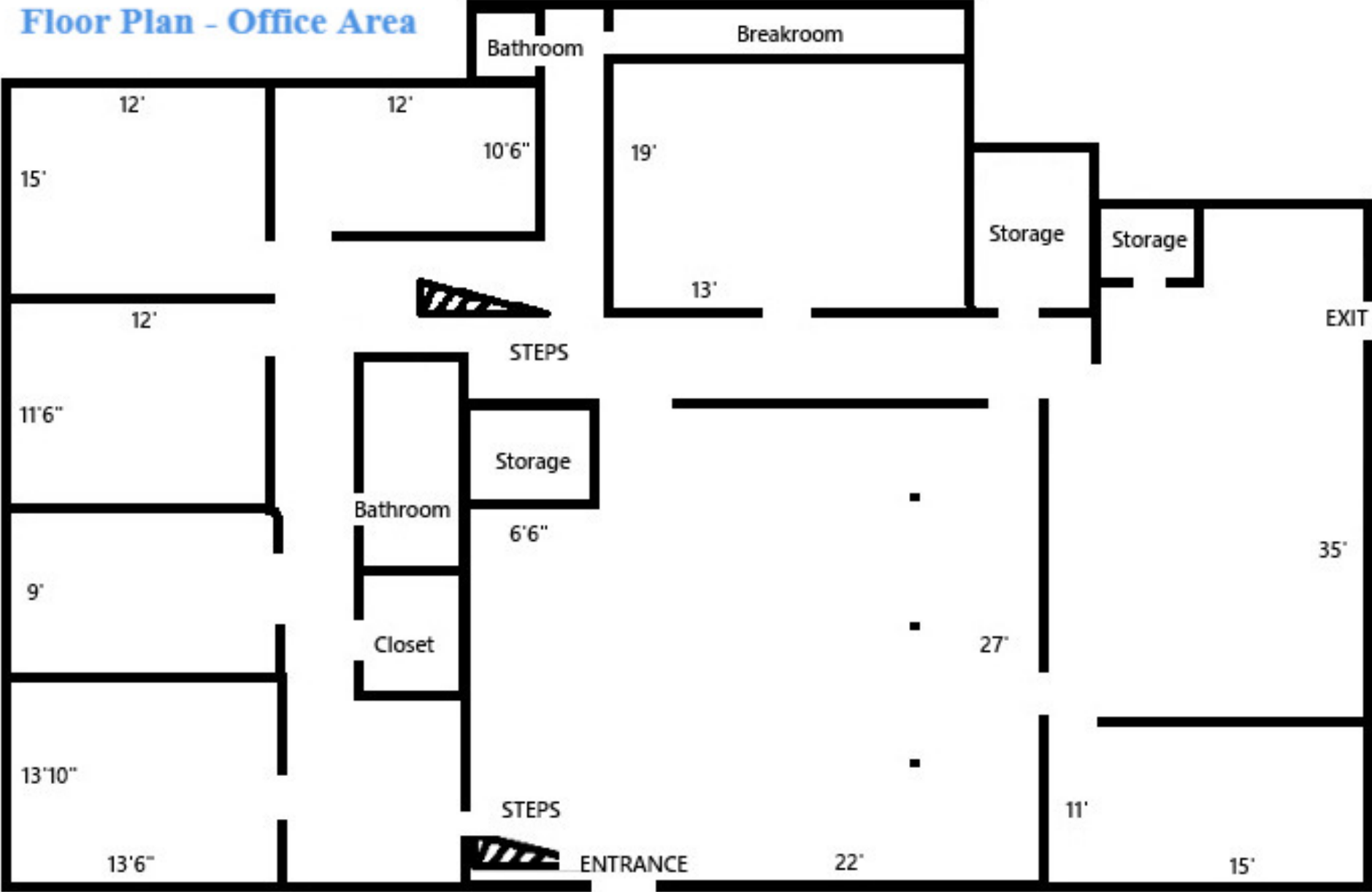


# Floor Plan

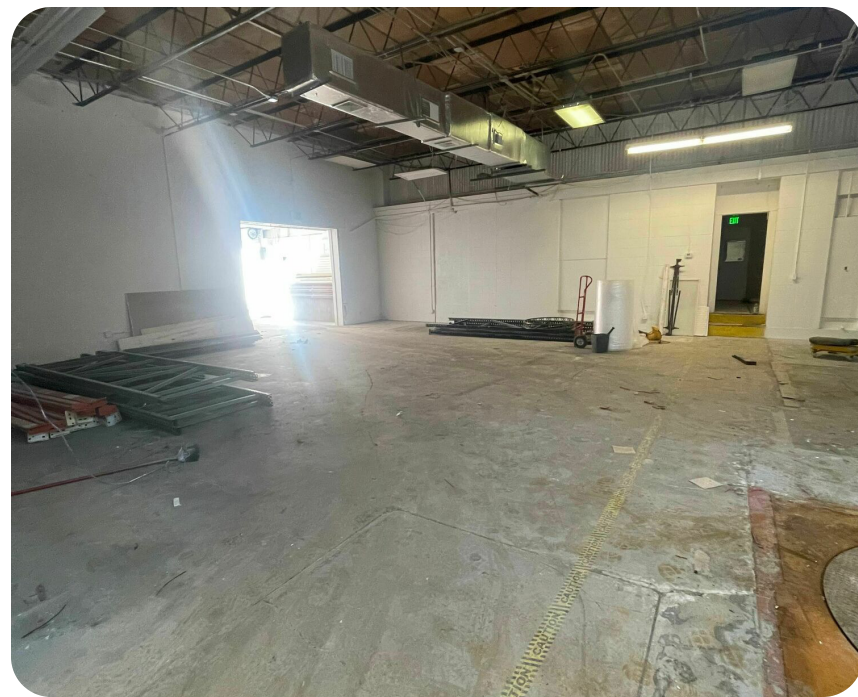


# Floor Plan

Floor Plan - Office Area







## Center Photos

5299 Saint Augustine Rd | Jacksonville, FL 32207  
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# 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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