

# Rolling Hills Industrial Park For Lease | 7,000± SF

2685 Rolling Hills Drive | St. Augustine, FL 32086

**Lease Rate: \$11.75/SF + \$3.64/SF NNN**

Colliers



**Michael Cassidy**  
Associate Vice President  
+1 904 861 1120  
michael.cassidy@colliers.com

**Eric Bumgarner, CCIM**  
Executive Vice President  
+1 904 861 1152  
eric.bumgarner@colliers.com

**Gordon Olson**  
Senior Associate  
+1 904 861 1124  
gordon.olson@colliers.com

Colliers  
76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
www.colliers.com/jacksonville

# PROPERTY Overview

## Building 200 Highlights

- Available for immediate occupancy
- 1,150± SF office
- 5,850± SF clear-span warehouse
- Two (10' x 12') and one (20' x 16') grade level roll-up doors
- 18' - 23' clear height



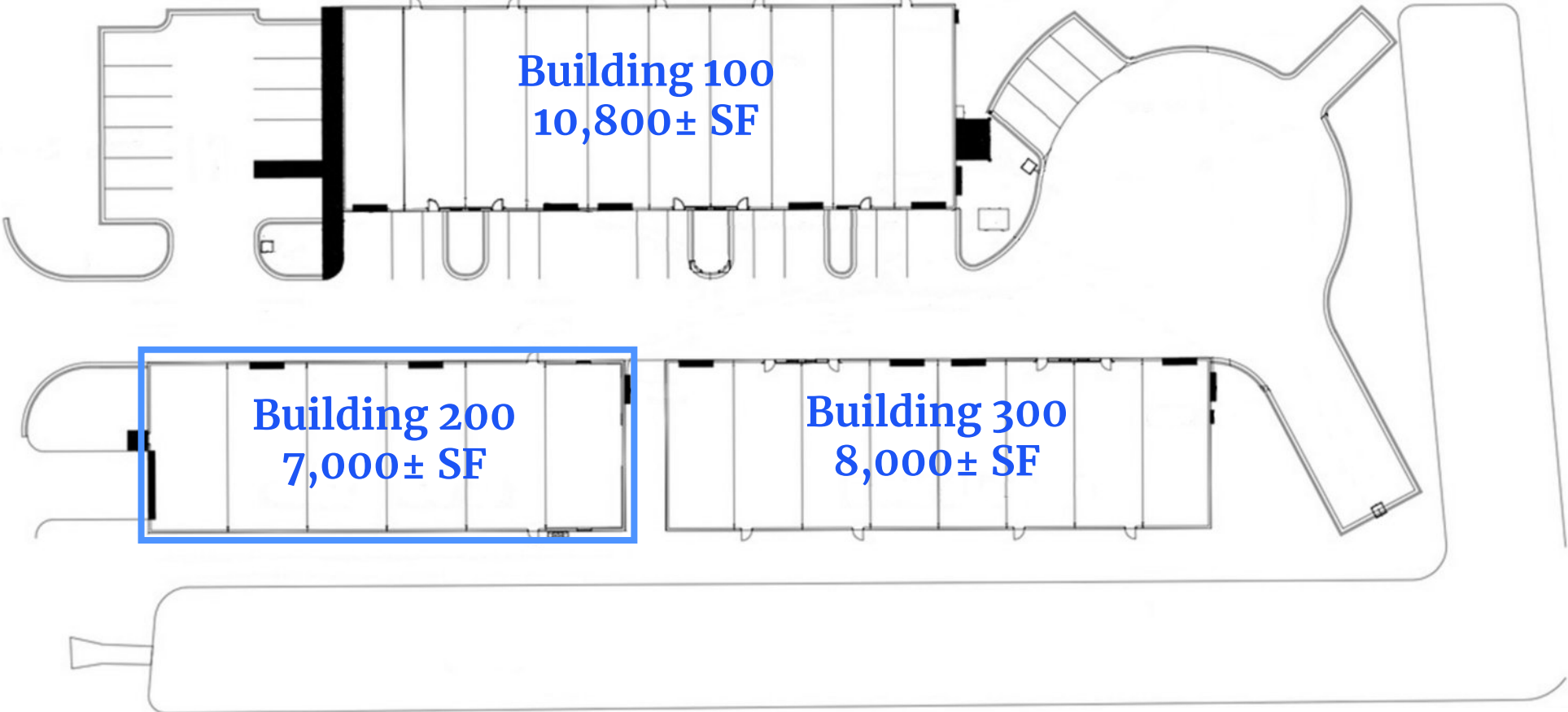
<b>Address</b>	2685 Rolling Hills Drive St. Augustine, FL 32086
<b>Property Type</b>	Industrial Flex
<b>Property Size</b>	2.24± AC
<b>Zoning</b>	Industrial Warehouse
<b>Year Built</b>	2021
<b>Submarket</b>	St. Johns County
<b>Total SF</b>	7,000± SF
<b>Building Dimensions</b>	140' x 50'
<b>Load Type</b>	Grade-level
<b>Load Configuration</b>	Front and side load
<b>Power Service</b>	120/208v, 200A, 3-phase
<b>Egress/Ingress</b>	Conova Court

# PROPERTY Gallery



PROPERTY  
**Floorplan**

 [Click to View Website](#)



# PROPERTY Distances



## Drive Times

207	1.1 mi
312	1.1 mi
US 1	1.7 mi
I-95	4.3 mi
A1A	4.3 mi

### Michael Cassidy

Associate Vice President  
+1 904 861 1120  
michael.cassidy@colliers.com

### Eric Bumgarner, CCIM

Executive Vice President  
+1 904 861 1152  
eric.bumgarner@colliers.com

### Gordon Olson

Senior Associate  
+1 904 861 1124  
gordon.olson@colliers.com



76 S. Laura Street | Suite 1500  
Jacksonville, FL 32202  
+1 904 358 1206  
colliers.com/jacksonville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC