

±1,750 – 13,260 SF INDUSTRIAL/FLEX SPACE AVAILABLE FOR LEASE

7 SAN BARTOLA DR, AND 1-3 WILLARD DR | SAINT AUGUSTINE, FL | 32086



LOCAL MARKET EXPERT

COLBY SIMS

Vice President

csims@phoenixrealty.net

904.399.5222

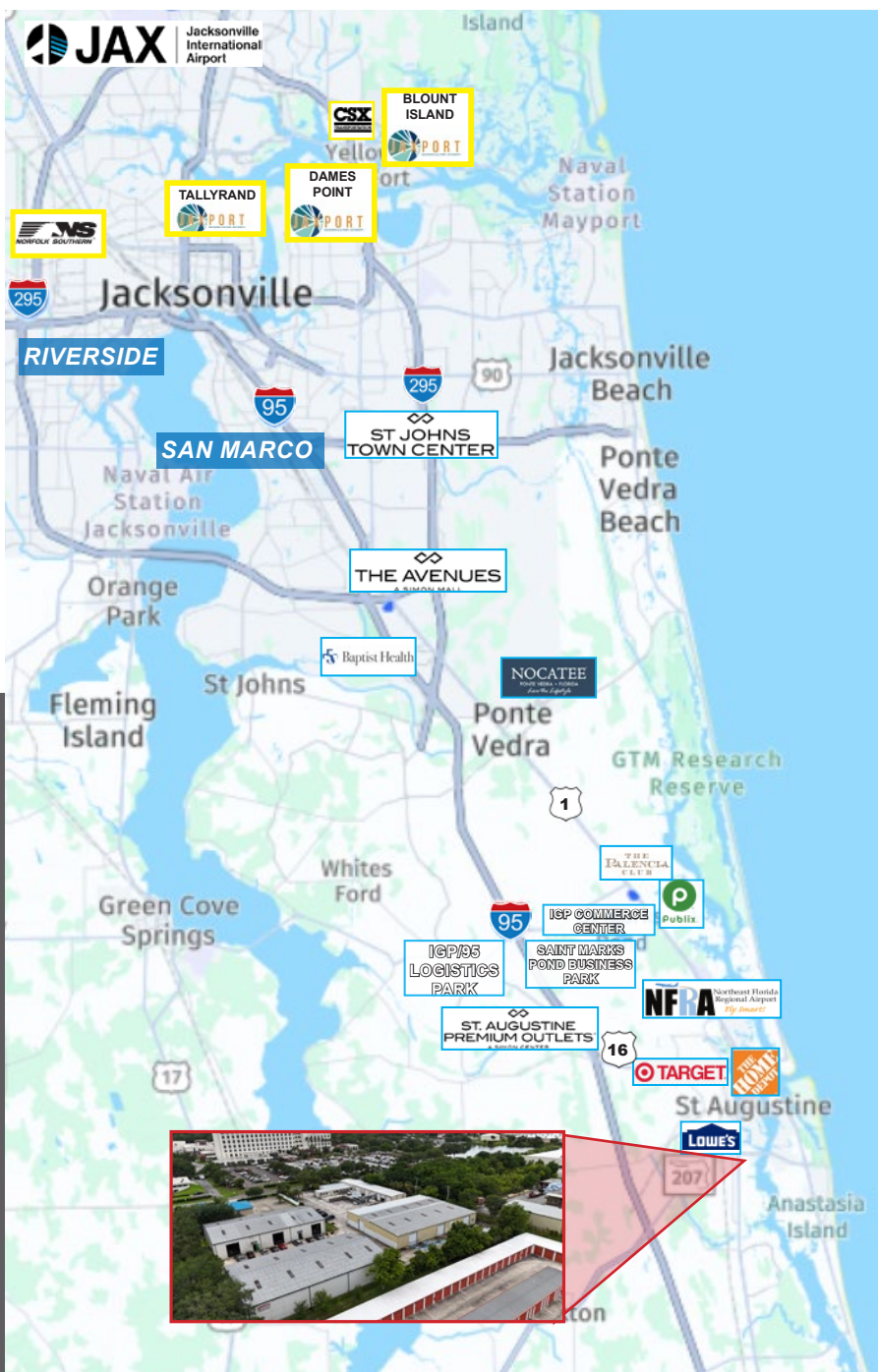
Newmark Phoenix Realty Group, Inc.

10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256

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PROPERTY DETAILS



Available Size
±1,750 - 13,260 SF



Building Size
37,110 SF Total



Property Size
2.21 Acres



Clear Height
14' - 16'

Zoning	IW (Industrial Warehouse)
Power	3-Phase
Premium Location	Close Proximity to Flagler Hospital, US-1, SR-312, and I-95
Demisable Space	Ideal For Various Business Needs
High Visibility	Located In A Well-Trafficked Area, Maximizing Exposure For Businesses
Renovations	Park Improvements In Progress

**Contact For Lease Rate:
Ask About Tenant Buildout
And Improvements**

7 San Bartola Dr, And 1-3 Willard Dr is an ideal location for businesses focused on efficient transportation and streamlined logistics. Located in the St Johns industrial submarket which has a vacancy rate of 3.3% as of the fourth quarter of 2024.

St Johns's vacancy rate of 3.3% compares to the submarket's five-year average of 2.5% and the 10-year average of 2.9%. The St Johns industrial submarket has roughly 1.0 million SF of space listed as available, for an availability rate of 11.5%. As of the fourth quarter of 2024, there is 1.1 million SF of industrial space under construction in St Johns. In comparison, the submarket has averaged 360,000 SF of under construction inventory over the past 10 years.

The St Johns industrial submarket contains roughly 7.6 million SF of inventory. The submarket has approximately 5.7 million SF of logistics inventory, 630,000 SF of flex inventory, and 1.3 million SF of specialized inventory.

Rents have changed by 6.8% year over year in St Johns, compared to a change of 8.3% market wide. Market rents have changed by 7.2% in logistics buildings year over year, 3.8% in flex buildings, and 6.4% in specialized buildings. Annual rent growth of 6.8% in St Johns compares to the submarket's five-year average

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**7 San Bartola Dr:
4,760 SF Available**

Suite 1: ±4,760 SF
Warehouse: ± 2,280 SF
Office/Showroom: ± 2,480 SF
Loading: Grade Level (16' x 12')

**7 San Bartola Dr:
3,250 SF Available**

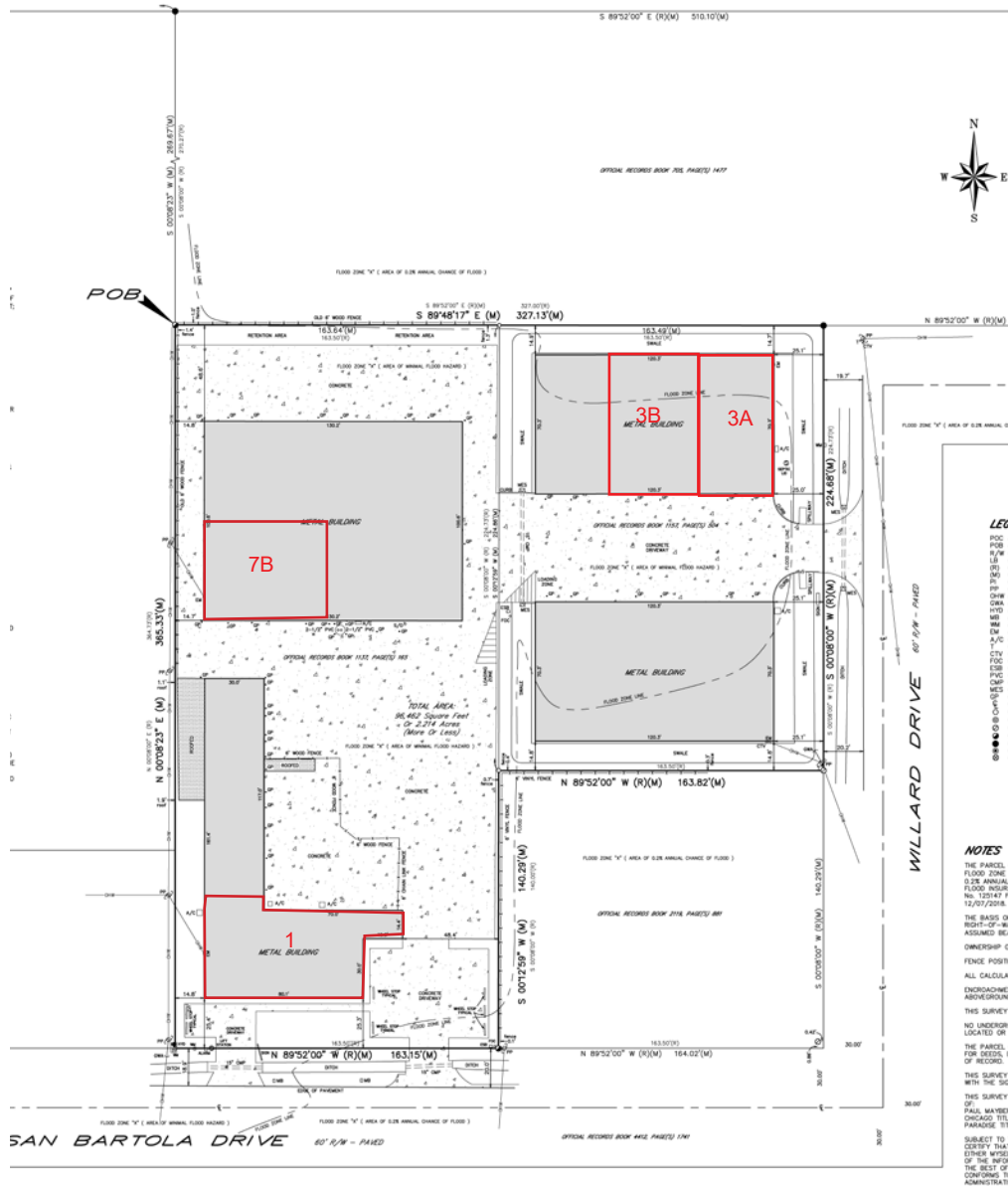
Suite 7B: ±3,250 SF
Suite Dimensions: 50' x 65'
Loading: Two Grade Level Doors
(12' x 14')

3 Willard Dr:
1,750 SF – 5,250 SF Available

Suite 3A: ±1,750 SF
Warehouse: 1,750 SF (With Small Office & Mezzanine)
Loading: Grade Level (12' x 14')

Suite 3B: ±3,500 SF
Warehouse: ±3,500 SF (With
Racking & Single Office)
Loading: Grade Level (12' x 14')

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Local Area

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Point of Interest	Time	Miles
 I-95	12 min	5.4
 US-1	2 min	0.5
 JAX International	60 min	57
 North Florida Regional	17 min	6.9
 Downtown St Augustine	11 min	3.0

- ✓ **Jacksonville warehouse location for regional and local operations**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Strong Local Labor Base**



7 San Bartola Dr, And 1-3 Willard Dr are proximate to the region's major transportation infrastructure, providing direct access and serviceability to the St Johns and Duval metro and neighboring regions.

Building Plans

7 San Bartola Dr, And 1-3 Willard Dr | Saint Augustine, FL | 32086

Available Space: Suite 3B & 3C ±1,750 SF – ±5,250 SF Currently Vacant



Available Space: Suite 1 ±4,760 SF



Local Area Photos



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WHY ST AUGUSTINE

St Johns County is one of Florida's fastest growing regions, blending rich history with modern amenities and thriving economic development. Known for its high quality of life, top rated schools, and strategic location in Northeast Florida. St Johns County is among the top counties in Florida for population growth, becoming an attractive destination for both families and business alike.

St. Augustine, located within St. Johns County, is America's oldest city, blending 450 years of history with a modern, vibrant economy. This unique city offers a wealth of opportunities for residents, businesses, and visitors alike. [*Here's why St. Augustine stands out:*](#)



Rich Historical Significance

Founded in 1565, St. Augustine is steeped in history, drawing millions of visitors each year to its cobblestone streets, historical landmarks, and attractions like Castillo de San Marcos, the Fountain of Youth, and Flagler College. This historical backdrop creates a unique atmosphere, enriching the community and supporting a thriving tourism history.

Growing Population and Thriving Tourism

As one of Florida's top tourism destinations, St. Augustine benefits from a steady influx of visitors, fueling the local economy and creating opportunities in retail, hospitality, and service sectors. Additionally, the city's attractive lifestyle has led to a growing population, driving demand for residential and commercial developments.

Quality of Life

St. Augustine offers a high quality of life with scenic coastal views, beautiful beaches, and a warm, year-round climate. Residents enjoy outdoor activities like boating, fishing, and golfing, along with a bustling downtown filled with restaurants, art galleries, and boutiques. Its close-knit community and small-town feel make it an attractive place to call home.

Access to Key Markets

St. Augustine's strategic location near Jacksonville and other major Florida markets makes it an excellent base for businesses. With easy access to I-95, US-1, and proximity to JAXPORT, Jacksonville International Airport, and three major rail lines, companies can efficiently manage logistics, transportation, and distribution.

Educational Opportunities

St. Augustine is home to Flagler College, a highly regarded liberal arts college that attracts students from across the country. Additionally, the nearby University of North Florida and Jacksonville University provide ample educational resources and a skilled workforce for local businesses.