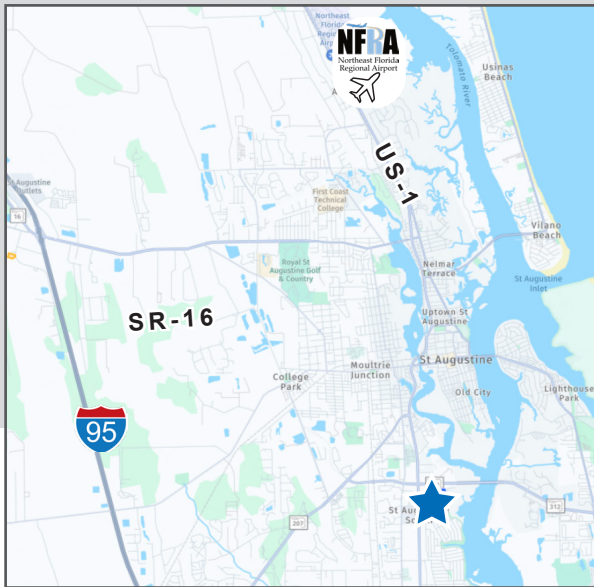


7 SAN BARTOLA DR. and 1-3 WILLARD DR.

SAINT AUGUSTINE, FL 32086



± 1,200 - 18,060 SF INDUSTRIAL/FLEX SPACE AVAILABLE FOR LEASE



- New Ownership And Management
- Park Improvements In Progress
- Building Size: 37,110 SF Total
- Property Size: 2.21 Acres
- Zoning: IW (Industrial Warehouse)
- Clear Height: 14' - 16'
- Power: 3-Phase
- Location: Close Proximity to Flagler Hospital, US-1, SR-312, and I-95

Contact For Lease Rate:
Ask About Tenant Buildout
And Improvements

For more information please contact our exclusive agents:

Colby Sims Vice President

csims@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256
904.399.5222

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Space Availability

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

7 San Bartola Dr:
3,250 - 7,520 SF Available

Suite 7A: ± 3,250 SF Currently Vacant
Warehouse: ±2,500 SF
Office: ±750 SF
Suite Dimensions: 50' x 65'
Loading: Two Grade Level Doors (12' x 14')
Additional 17' x 17' Second Floor Office With Restroom

Suite 7C: ±4,000 SF Currently Vacant
Warehouse: ±3,804 SF
Office: ±196 SF (14' x 14')
Suite Dimensions: 50' x 80'
Loading: Two Grade Level Doors (12' x 14')

Suite 7A Combined with Suite 7C allows for ±7,250 SF Contiguous Space

7 San Bartola Dr:
1,200 - 7,310 SF Available

Suite 1: ±4,760 SF Available 3/1/25
Warehouse: ± 2,280 SF
Office: ± 2,480 SF
Loading: Grade Level (16' x 12')

Suite 2: ±1,350 SF Available 12/1/24
Warehouse: ± 1,350 SF
Loading: Two Grade Level Doors (12' x 12' and 10' x 12')

Suite 3: ±1,200 SF Available 12/1/24
Loading: Three Grade Level Doors (12' x 12', 10' x 12', and 8' x 12')
Suite Dimensions: 30' x 40'

Suite 1, 2, and 3 Combined allows for ± 7,310 SF Contiguous Space

Suite 1 and 2 Combined = ±6,110 SF

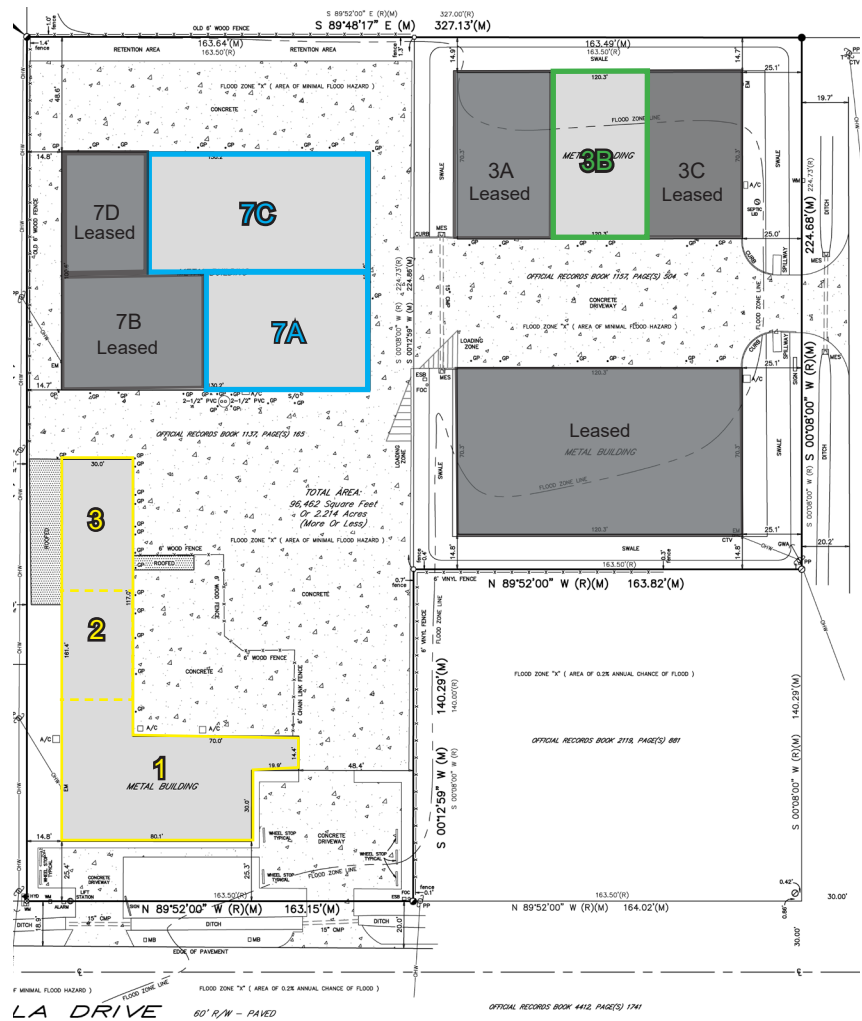
Suite 2 and 3 Combined = ±2,550 SF

3 Willard Dr: ±3,500 SF Available

Suite 3B: ±3,500 SF Available 3/1/25

Warehouse: ±3,500 SF

Loading: Grade Level (12' x 14')



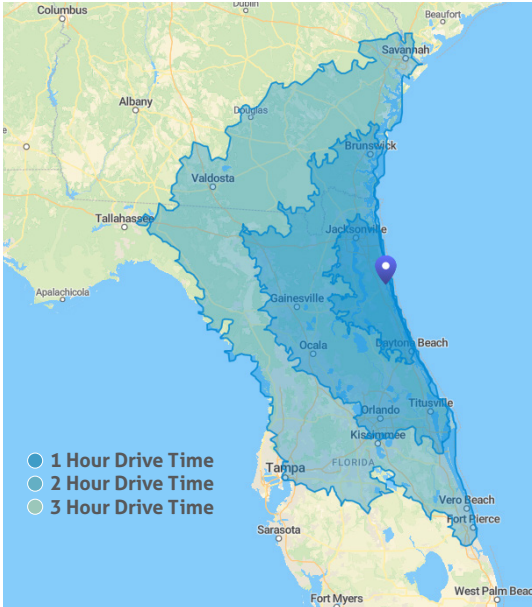
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Local Area

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



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

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

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.



Property Photos

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

Available Space: Suite 7A ± 3,250 SF Currently Vacant



Available Space: Suite 7C ±4,000 SF Currently Vacant



Available Space: Suite 1-3 ±1,200 – 7,310 SF Available 12/1/24



Local Area Photos

