

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

2685 Rolling Hills Drive | St. Augustine, FL 32086

Lease Rate: \$12.50/SF + \$2.75 NNN

Colliers



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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



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

PROPERTY Gallery



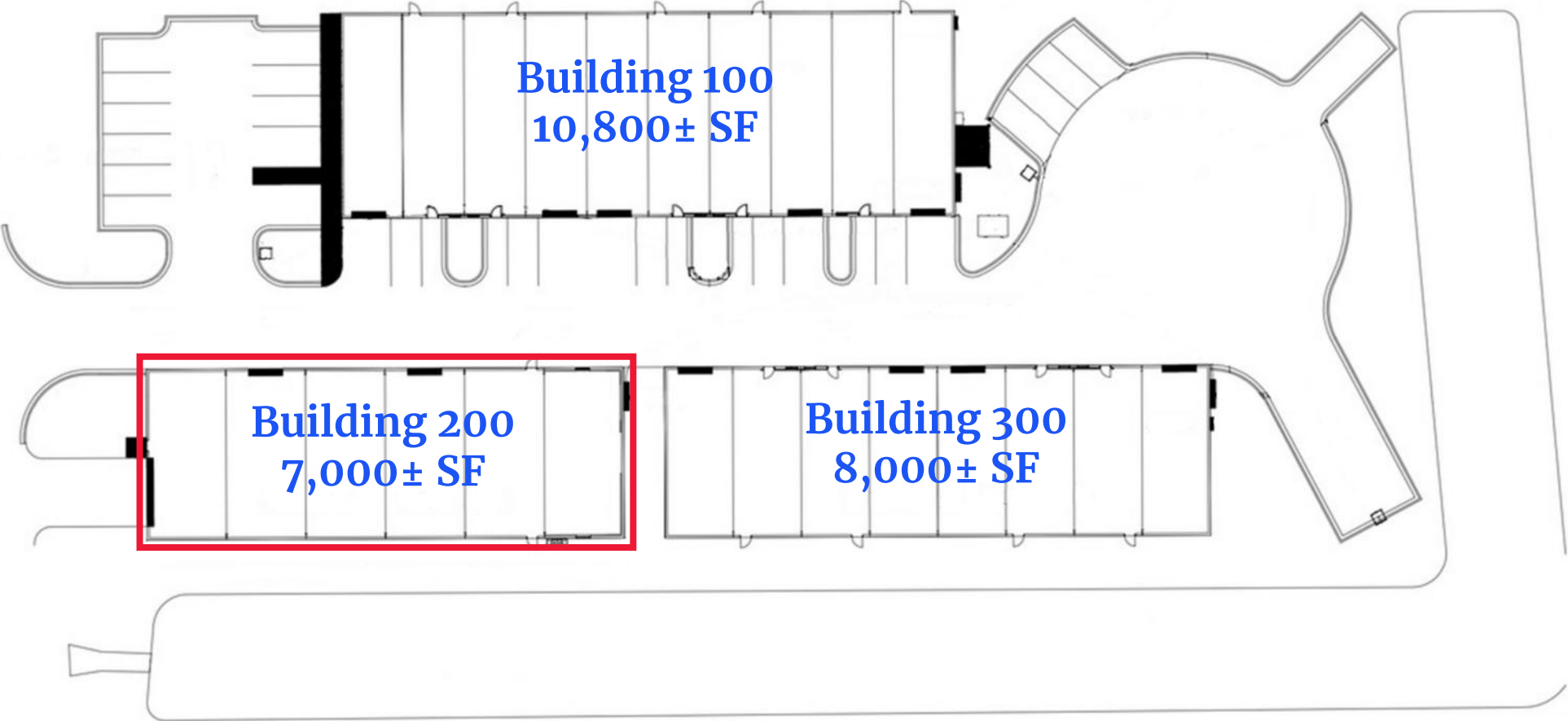
1132204

2685 Rolling Hills Drive

PROPERTY

Floorplan

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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

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