

**±1,890 – ±9,450 SF
INDUSTRIAL/FLEX SPACE
AVAILABLE FOR LEASE**

50 & 51 ELLIS STREET, SAINT AUGUSTINE, FL 32095

LOCAL MARKET EXPERT

COLBY SIMS

Vice President

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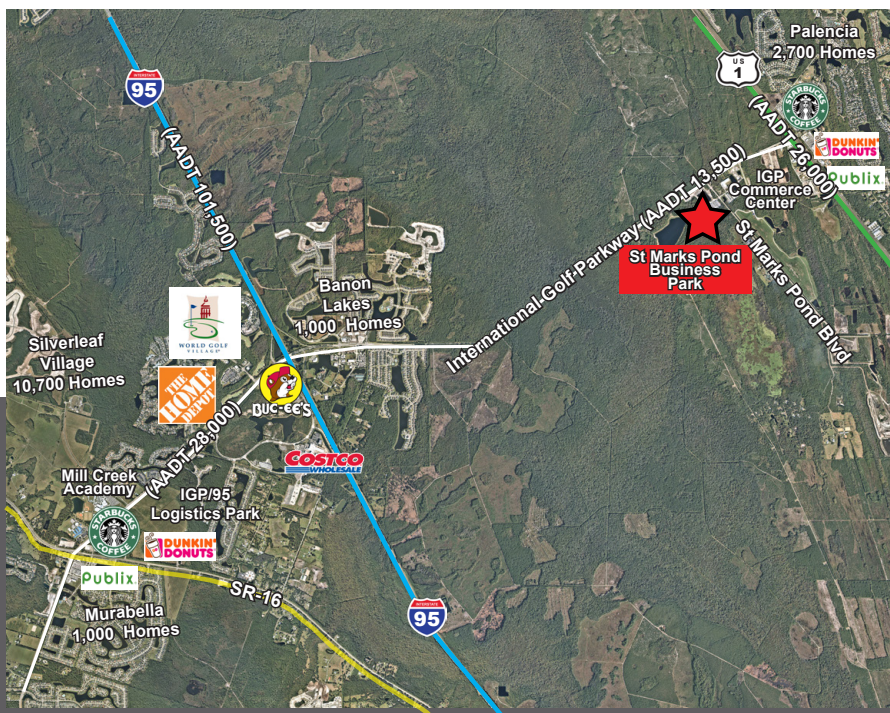
Newmark Phoenix Realty Group, Inc.

10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256

NEWMARK
PHOENIX REALTY GROUP

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PROPERTY DETAILS



Special use permit in place to allow recreational, retail and commercial users

Available: Unit 101-102

- Suite 101-102: 1,890 – 3,780 SF
- Available August 2025
- Suite 101: Full Office Build Out

Available: Unit 105

- Suite 105: 1,890 SF
- HVAC \$3.00/SF
- Clear Span Warehouse

Available: Unit 111

- Suite 111: 1,890 SF
- Clear Span Warehouse
- 2 Small Offices

Available: Unit 207

- Suite 207: ±1,890
- Clear Span Warehouse

Asking Rate: \$15.95 per SF/NNN

NNN is \$2.85 per SF and includes tenant's portion of property taxes, insurance, common area maintenance, and water.



Power:
3 Phase, 208v



Loading:
Grade Level
14'x14'



Zoning:
IW



Clear Height:
18' – 25'

PARK SUMMARY & SITE PLAN

50 Ellis St, Saint Augustine, FL 32095 (Building 200)

Building Size: 20,790 SF

Available For Lease: $\pm 1,890$

51 Ellis St, Saint Augustine, FL 32095 (Building 100)

Building Size: 20,790 SF

Available For Lease: $\pm 1,890$ SF – 7,560 SF

515 International Golf Pkwy (Building 7)

Building Size: 15,000 SF

Available For Lease: $\pm 7,500$ SF

545 International Golf Pkwy (Building 6)

Building Size: 24,000 SF

Fully Leased

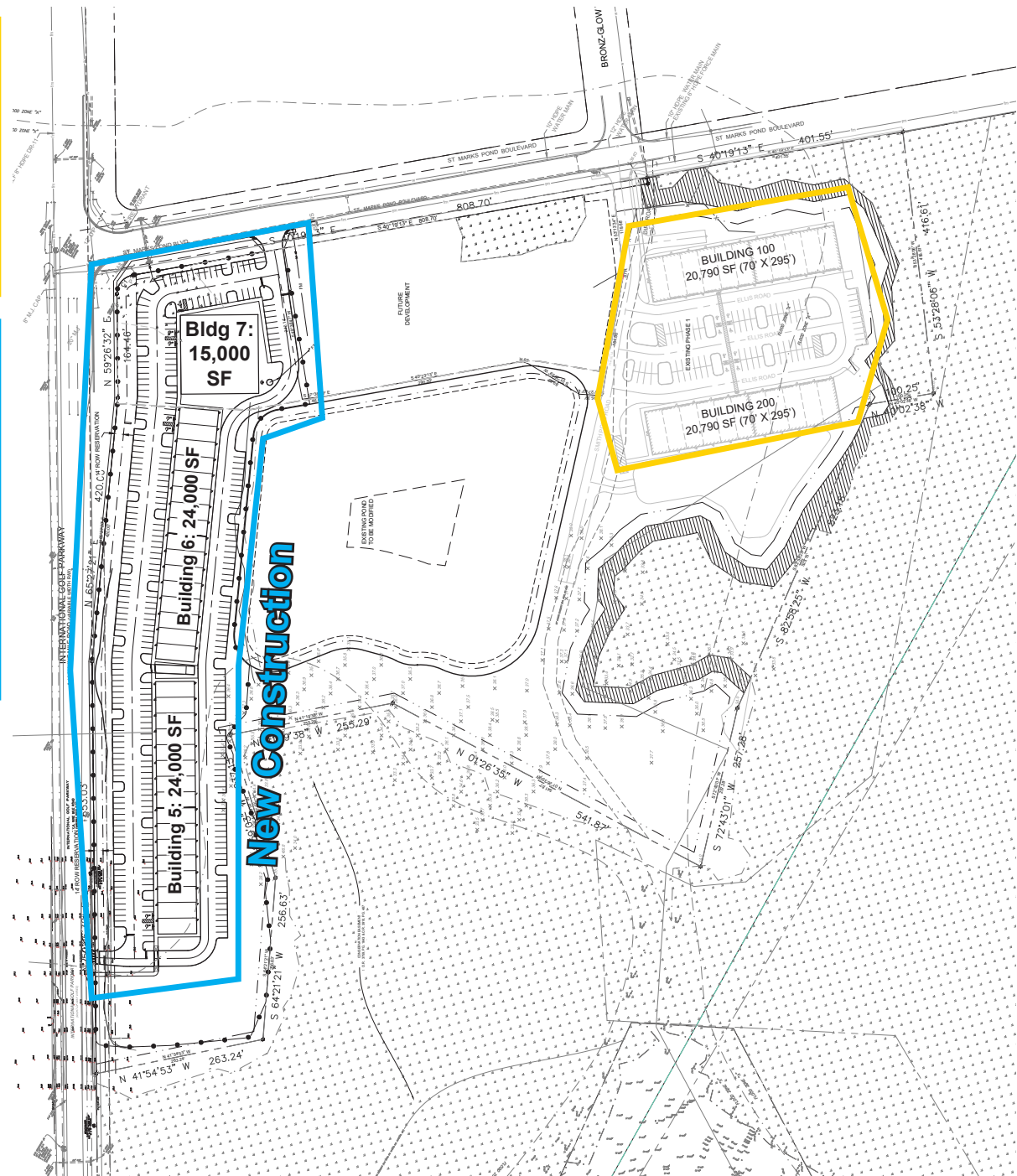
585 International Golf Pkwy (Building 5)

Building Size: 24,000 SF

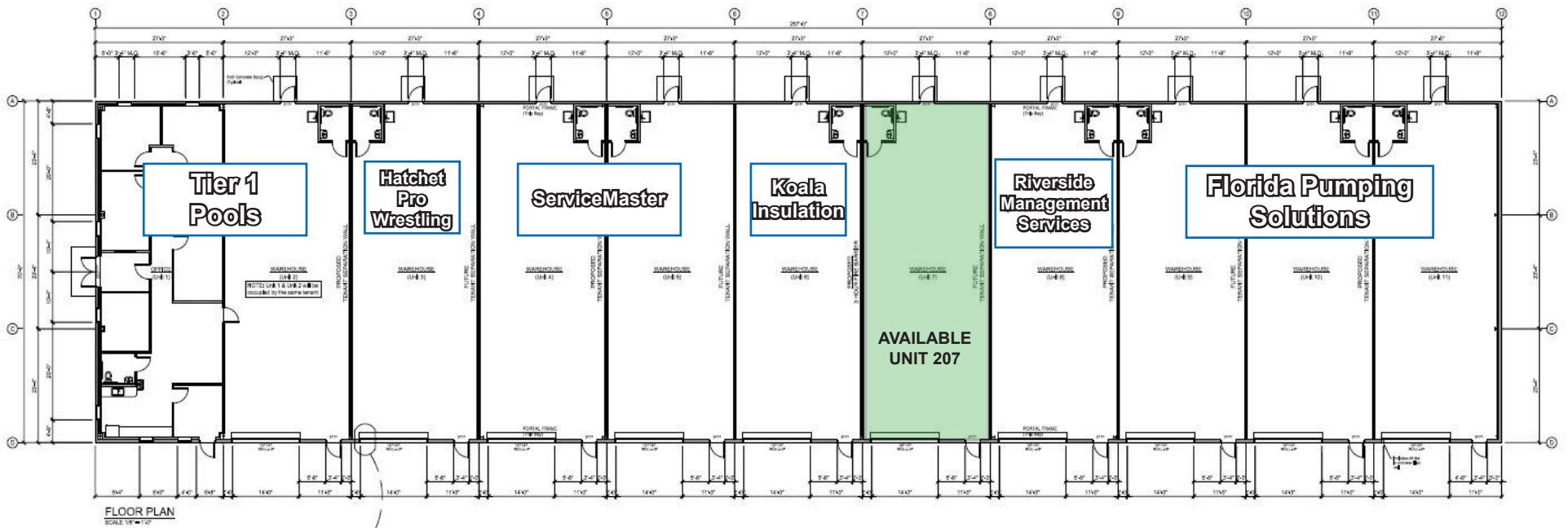
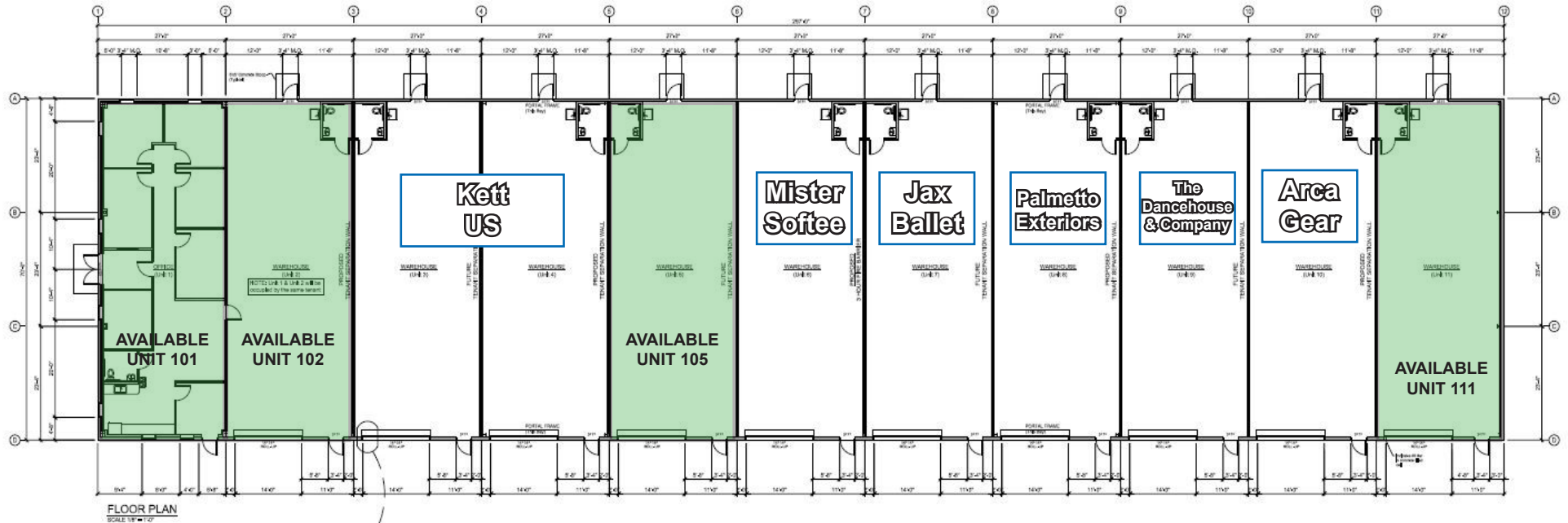
Available For Lease: $\pm 1,500$ SF

**Total Square Footage:
 $\pm 104,580$ SF**

**Total Available for Lease:
 $\pm 18,450$ SF**



TENANT MAP



ST JOHNS COUNTY DEMOGRAPHICS



 2029 Population
Projection (5 mi)
34,308

 2029 Household
Projection (5 mi)
12,872

 Avg Household
Income (5 mi)
\$136,249

 Total Consumer
Spending (5 mi)
\$384.4M

Population	2 Miles	5 Miles	10 Miles
2024 Population	5,377	25,587	167,552
Annual PopGrowth 2024-2029	6.3%	6.8%	6.5%
Median Age	46.1	46.6	42.3

Households & Income	2 Miles	5 Miles	10 Miles
2024 Households	1,871	9,613	61,057
Annual HH Growth 2020-2024	2.2%	7.7%	6.7%
Avg Household Income	\$144,667	\$136,249	\$127,284

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 offer 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 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.

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