

INDUSTRIAL WAREHOUSE - FOR LEASE

COMING SOON - APRIL/MAY DELIVERY DATE



Highlights:

- Wet Sprinkler System
- Ceiling Height: 19'-0" - 22'-0"
- OH Doors: 12' x 14'
- Power: 3-Phase/240V/1600 Amps
- Build-to-suit office space
- Security System
- **Delivery Date: May 2026**

Summary:

Newly constructed warehouse space being delivered in May 2026. The property is located just West of I-95 making this an ideal, central location for any user seeking office warehouse with ample parking, and potential outdoor storage needs in Saint Augustine.

Offering Summary:

Asking Price:	\$16.00/SF (NNN)
NNN's:	\$2.48/SF
Total Building Size:	26,600 SF
Available Space:	5,000 - 26,600 SF
Lot Size:	2 AC
Zoning:	IW (Industrial)

KYLE@VANCAMPCOMMERCIAL.COM

3625 Agricultural Center Dr.

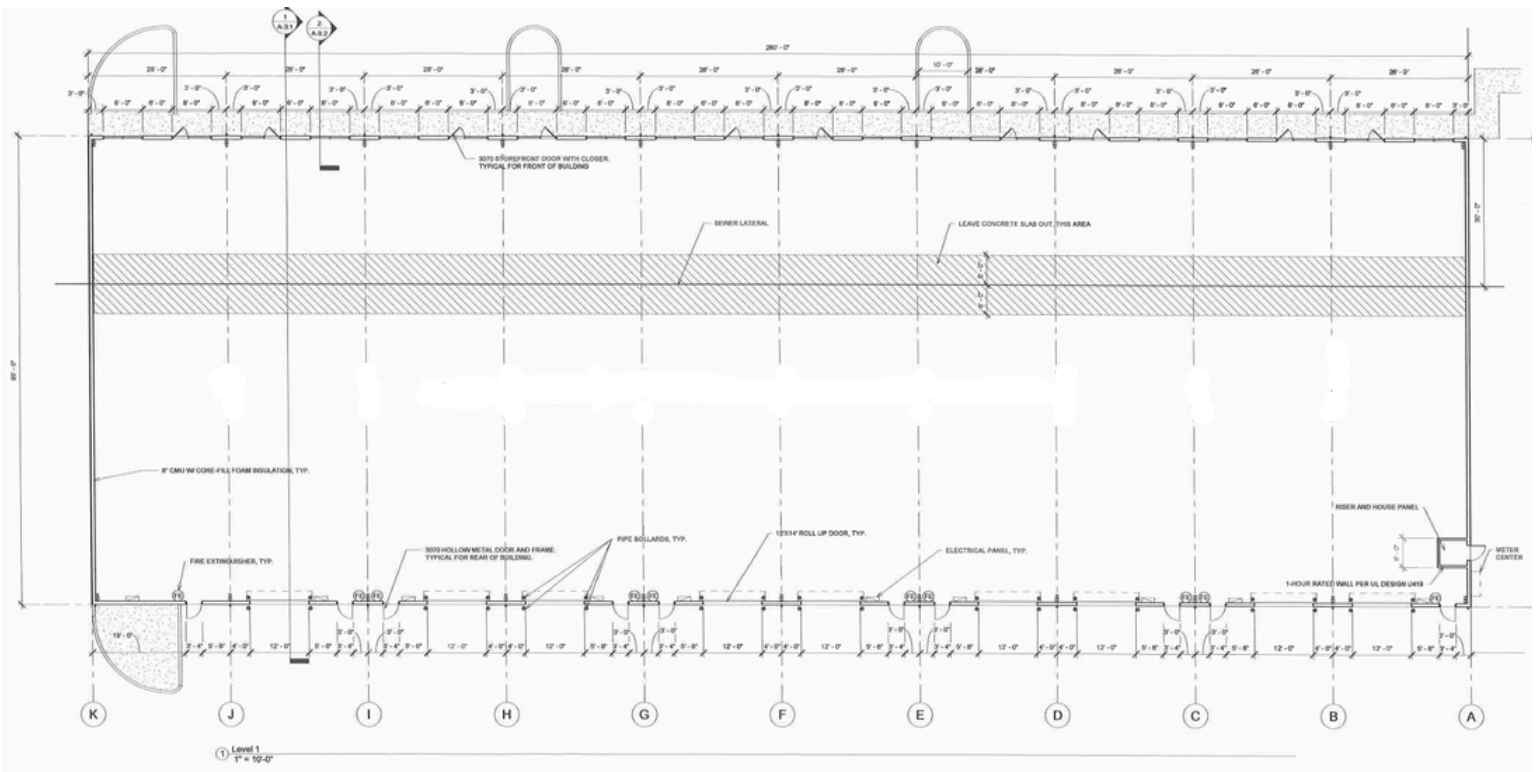
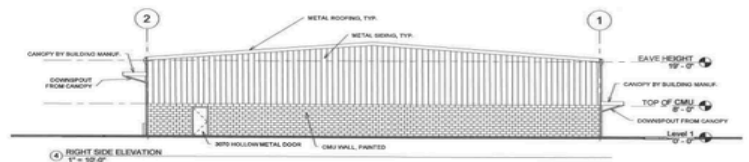
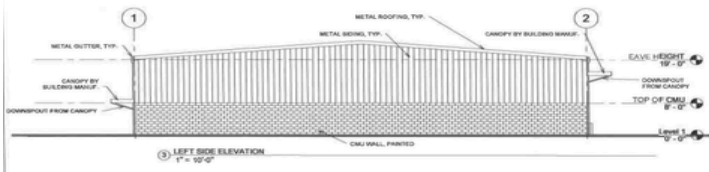
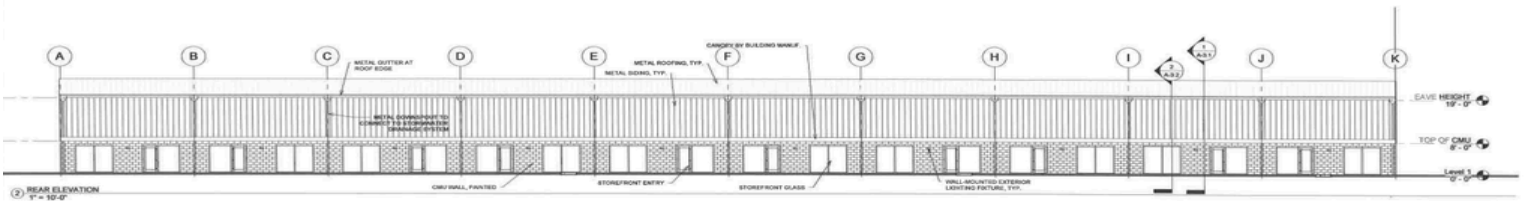
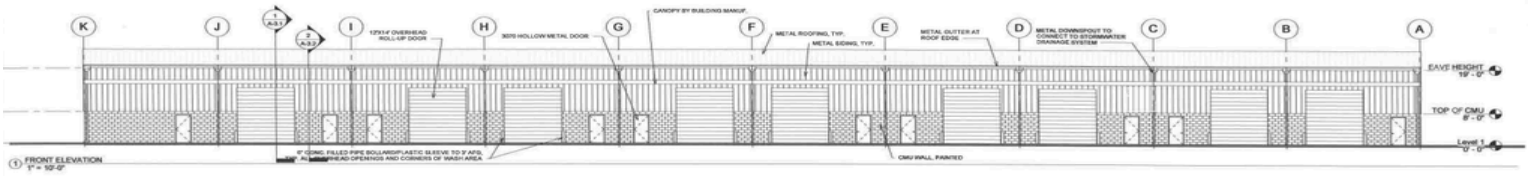
Property Renderings



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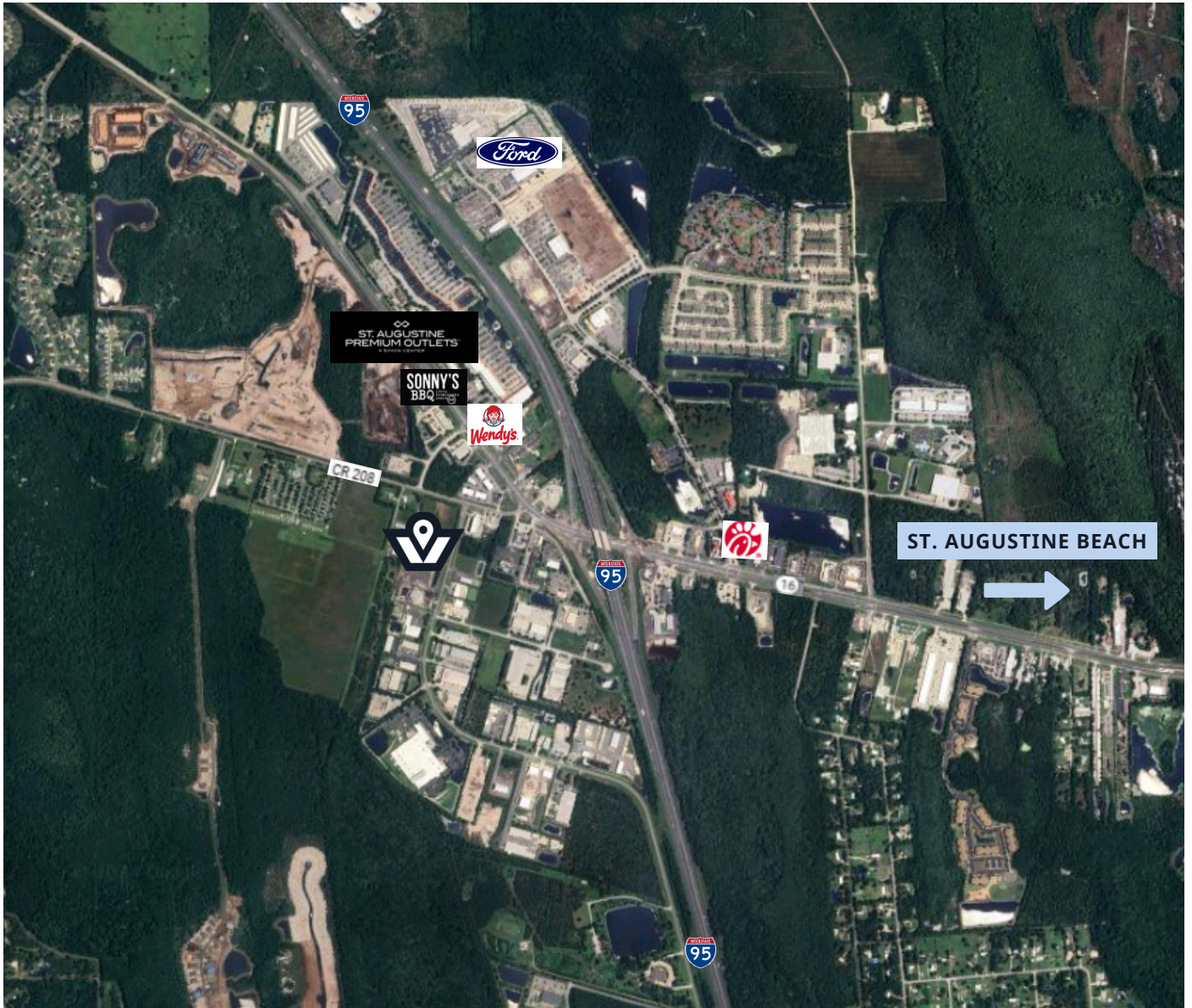
3625 Agricultural Center Dr. Elevation Dwg. & Floor Plan



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3625 Agricultural Center Dr. Property Map



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