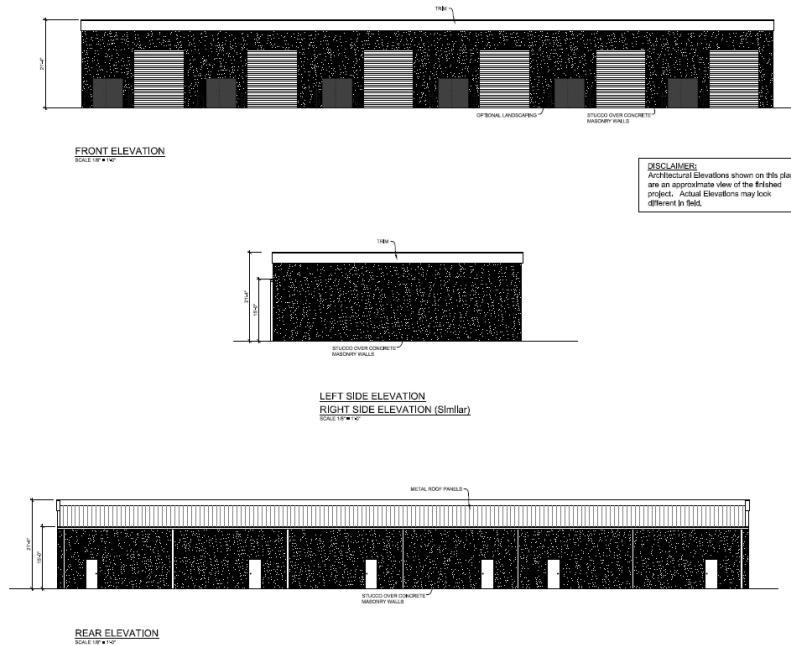


LEASE/SALE

WAREHOUSE BUILDINGS

5600 U.S. Highway 1 N, Saint Augustine, FL 32095



OFFERING SUMMARY

Building(s):	3 or 4
Sale Price:	\$1,999,999
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,666 - 10,000 SF
Year Built:	2023
Zoning:	CI

PROPERTY OVERVIEW

Unveiling a prime commercial gem on a +/-3.19 Acre lot adjacent to Northeast Florida Regional Airport, this new development boasts premier visibility on US Hwy 1 & Gun Club Rd. Zoned for Commercial Intensive (CI), it accommodates a spectrum of uses, from retail and office to light industrial enterprises. Elevate your brand with monument and building signage options, and revel in the convenience of ample parking in a shared surface lot at an exceptional ratio of 1/500 SF. Supported by St. Johns Utility services, this property stands as a strategic investment in the heart of flourishing opportunities. Secure your space where visibility meets versatility.

PROPERTY HIGHLIGHTS

- Up to 2 Flex/Warehouse Buildings Available!
- Seller will deliver 10,000sf buildings or sell pad sites each for \$750,000!
- Zoned CI (Commercial Intensive): Various uses allowed!
- Ample parking in shared surface lot!

Eric Maimo
904 537 6443

Bob Buckmaster, CCIM
904 827 1717

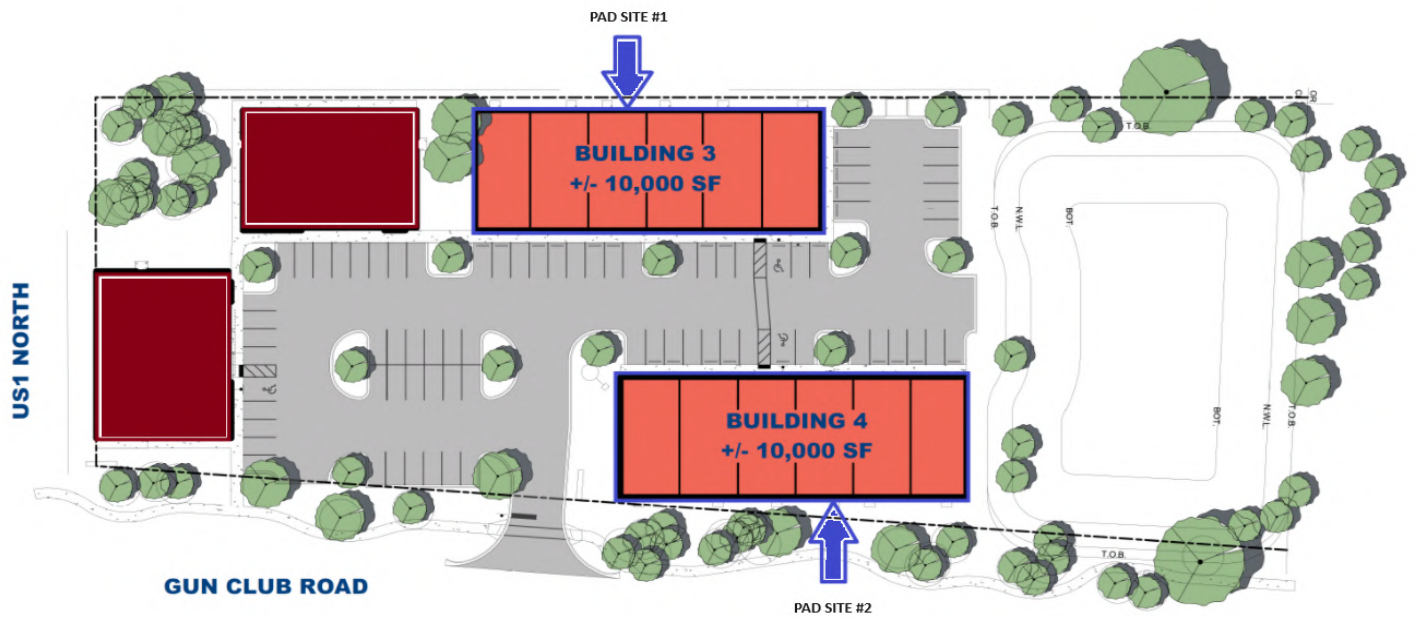


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

5600 US HIGHWAY 1 N

5600 US Highway 1 N Saint Augustine, FL 32095



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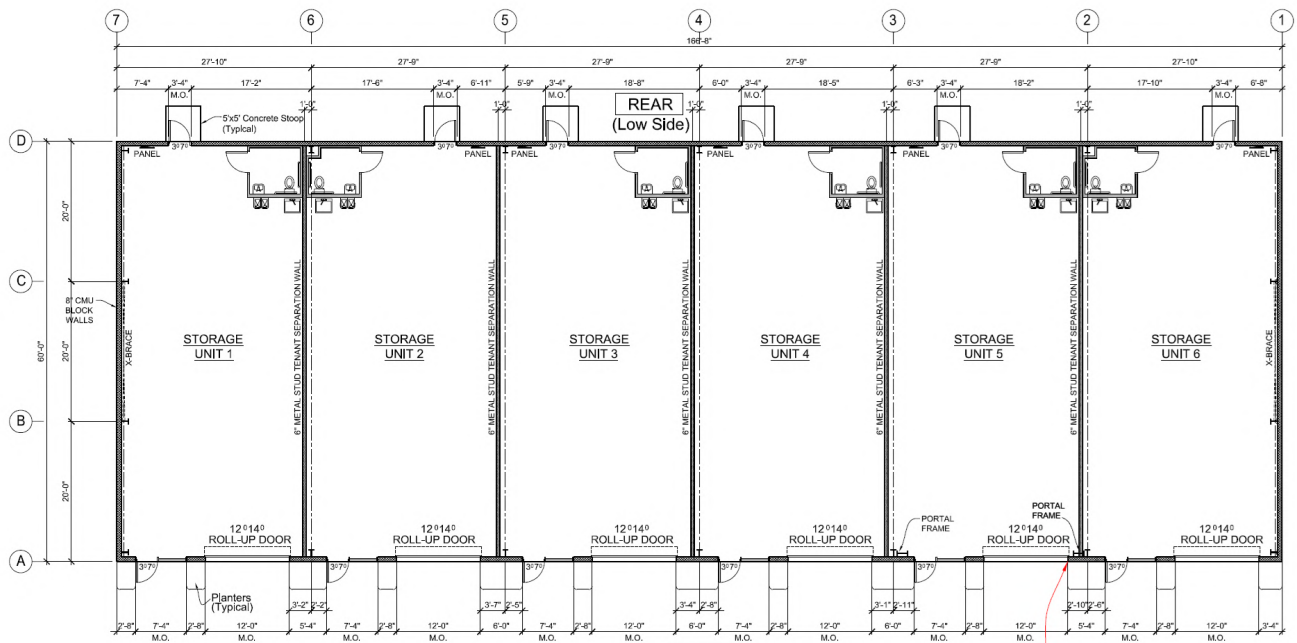


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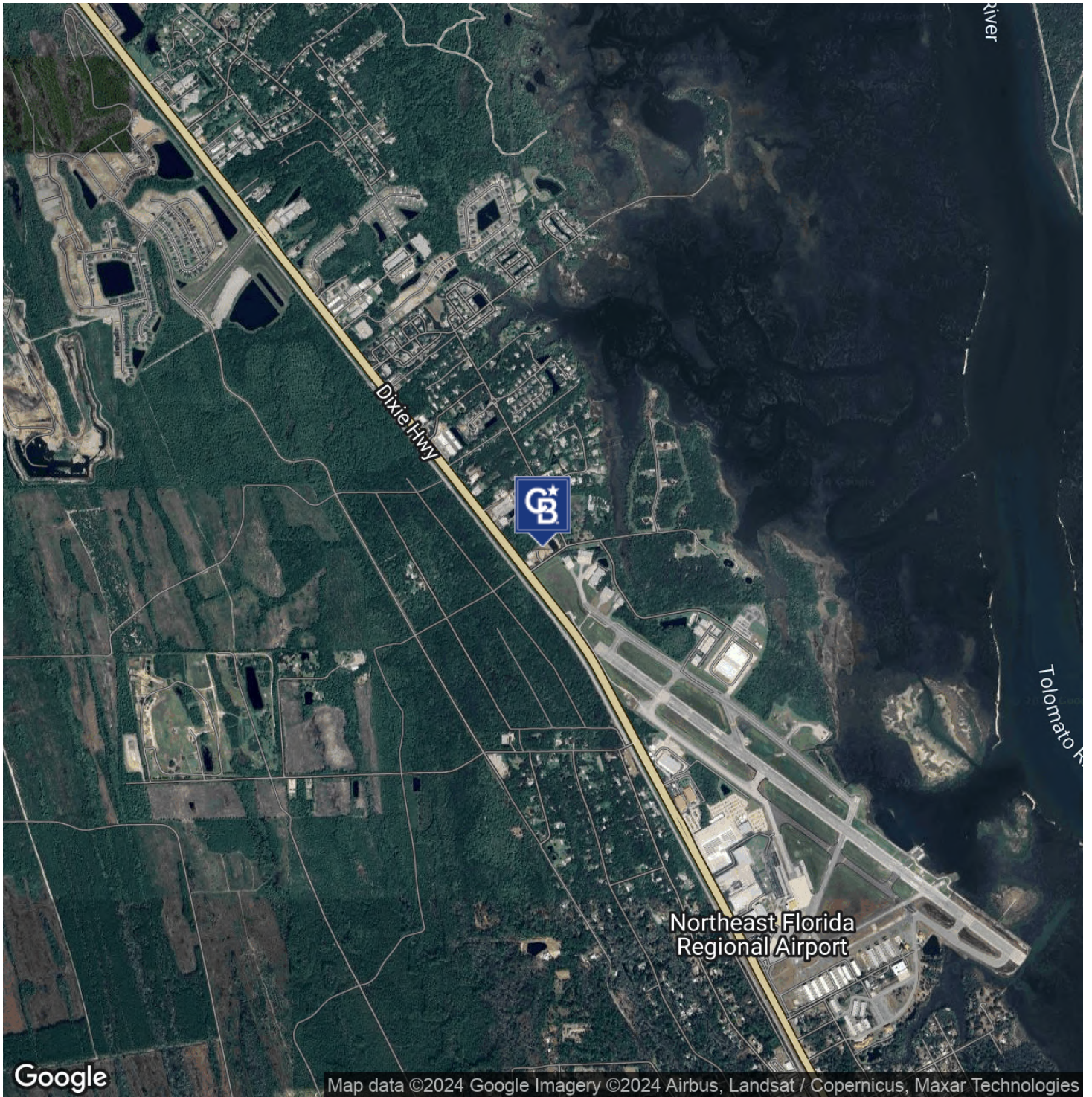


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