

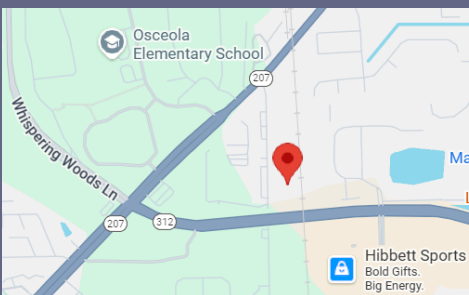


**LR PROPERTY**  
MANAGEMENT LLC

# INDUSTRIAL OUTDOOR STORAGE YARD

**20,000 SF  
PAVED & FENCED**

**1750 DOBBS ROAD,  
ST. AUGUSTINE,  
FL 32084**



## ABOUT THE PROPERTY

Looking for secure outdoor industrial storage in St. Augustine? This ~0.5 Acre fully paved yard offers turn-key outdoor storage ideal for fleet vehicles, equipment, or contractor materials. Situated just off SR-207 and SR-312 in St. Augustine's primary industrial district, the site enjoys excellent connectivity – only ~1 mile from US-1 and 4 miles to I-95. Dobbs Road is a highly sought-after industrial corridor, with surrounding trade businesses and steady truck traffic providing visibility and convenience for your operations.

The property is completely fenced for security and features an electric gate access directly from Dobbs Road, allowing easy 24/7 entry for authorized users. The entire 20,000 SF lot is paved, ensuring all-weather use (no dust or mud) and efficient movement of vehicles and equipment. Zoned Industrial (IW) and fully permitted for outdoor storage, this site is ready for your storage yard, contractor yard, laydown space, or parking needs immediately – no improvements needed.

## KEY FEATURES

- ~20,000 Sq Ft (~0.5 Acre) Outdoor Yard – Fully paved surface for heavy equipment & vehicle storage.
- Secure Fenced Perimeter – Gated 6' chain-link fencing encloses the entire site for asset security.
- Electric Gate Access (Dobbs Rd.) – Automated entry gate provides convenient, controlled access directly from the road.
- Industrial Zoning – Outdoor Storage approved – Zoned IW with permits in place for outdoor storage use. No red tape – bring your fleet or equipment.
- Prime Location – Easy Highway Access: Just off SR-207/SR-312 intersection, ~1 mile to US-1 and less than 5 miles to I-95. Close to major routes for quick deployment and deliveries. High visibility to industrial traffic in the area.
- Ideal Uses: Perfect for vehicle fleet parking, heavy equipment storage, contractor yard, RV/boat storage, or laydown yard for materials. Suits logistics operators, contractors, service providers, etc.
- Turn-Key Ready: Cleared, level and paved – no site work needed.
- Flexible Lease Terms: Land lease available immediately. Owner will consider short or long-term leases; negotiable terms to fit your needs.
- \$3,000 NNN per month.

## GET IN TOUCH!

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