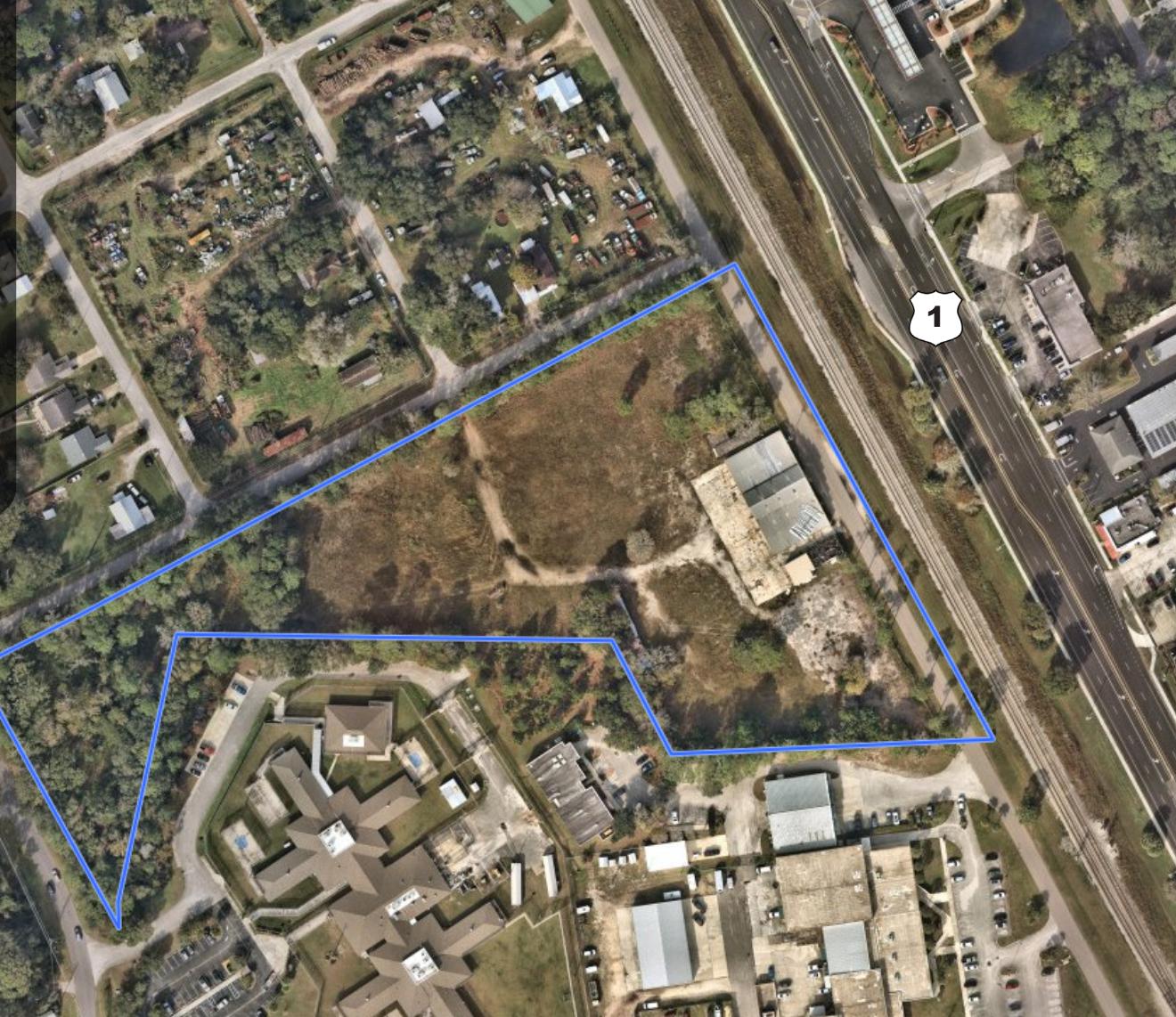


±7.27 ACRES AVAILABLE FOR LEASE

4533 AVENUE A,
ST. AUGUSTINE, FL 32095



LOCAL MARKET EXPERTS

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BRIDGE
COMMERCIAL

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PROPERTY SURVEY



Uncovered Spaces: 188

Other Spaces: 11



**±7.27 Acres
Available**



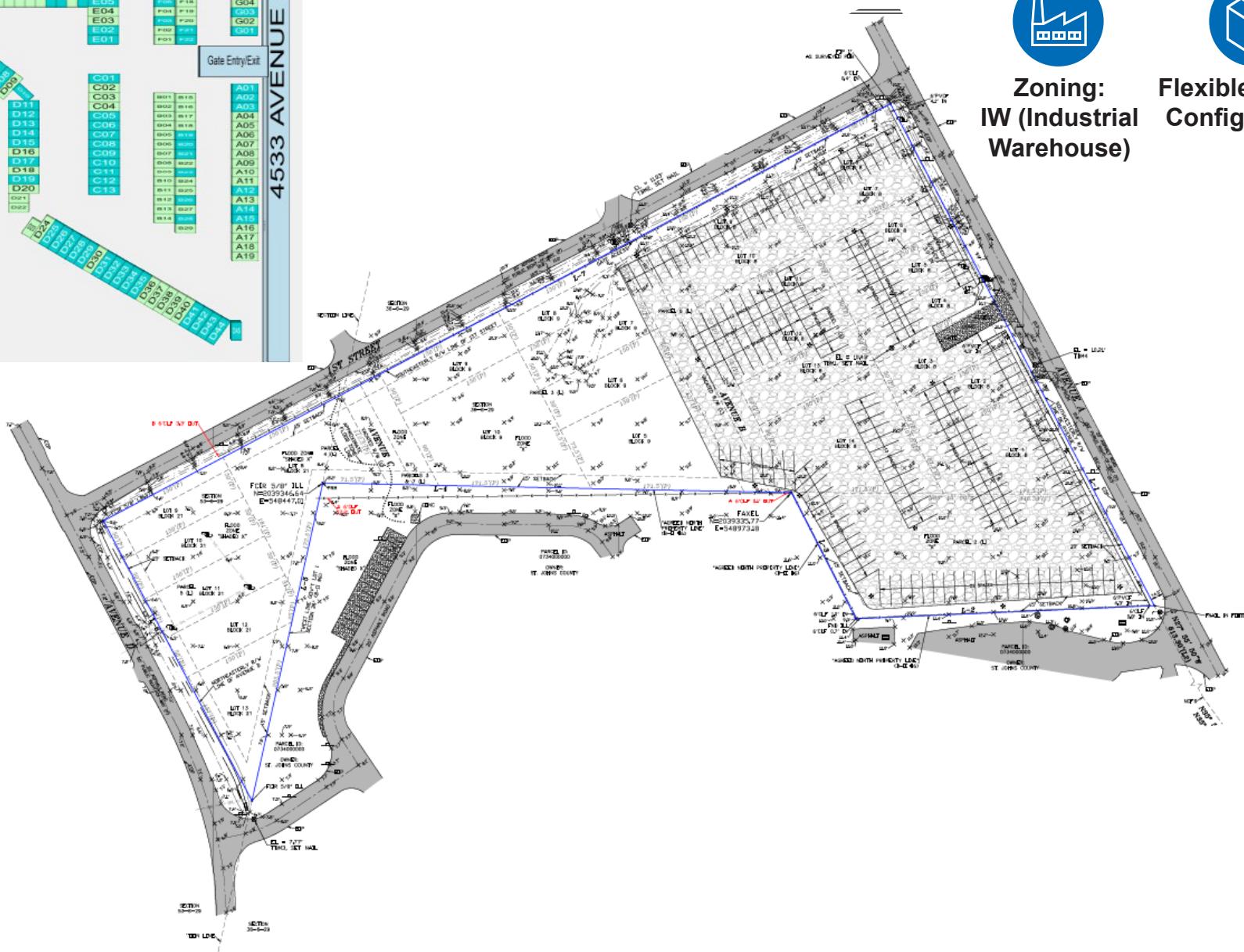
Easy Access To I-295 And I-95



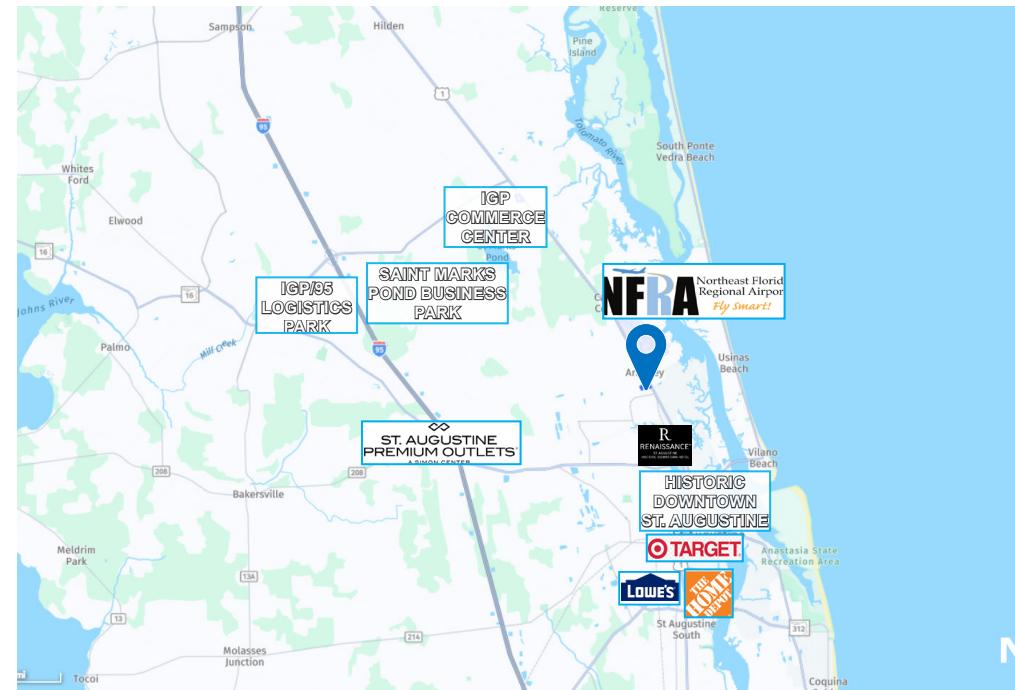
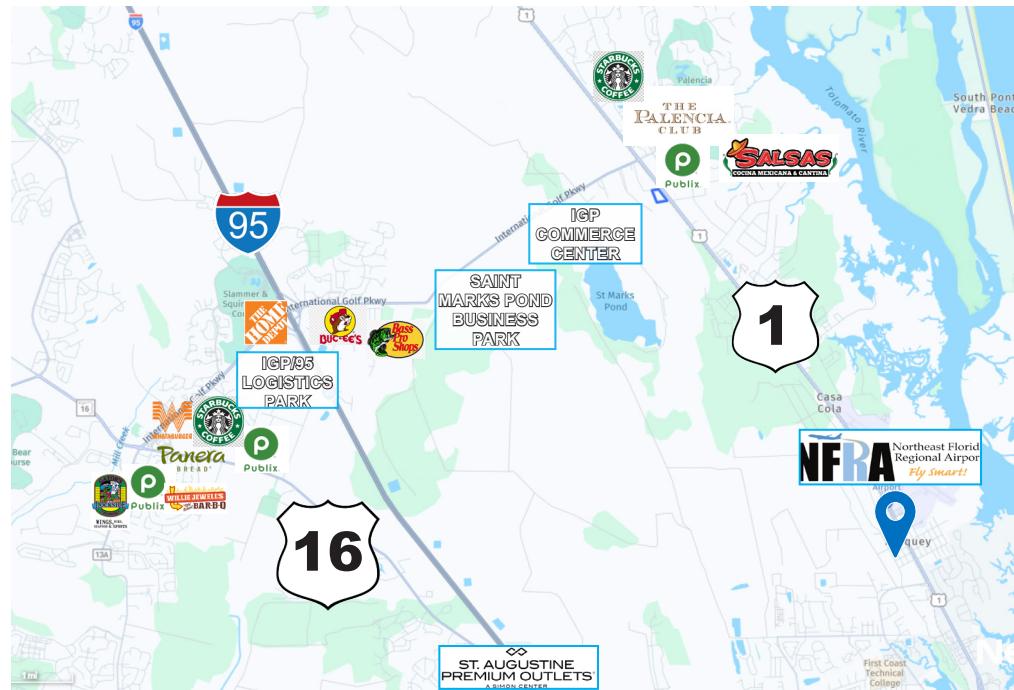
Zoning: IW (Industrial Warehouse)



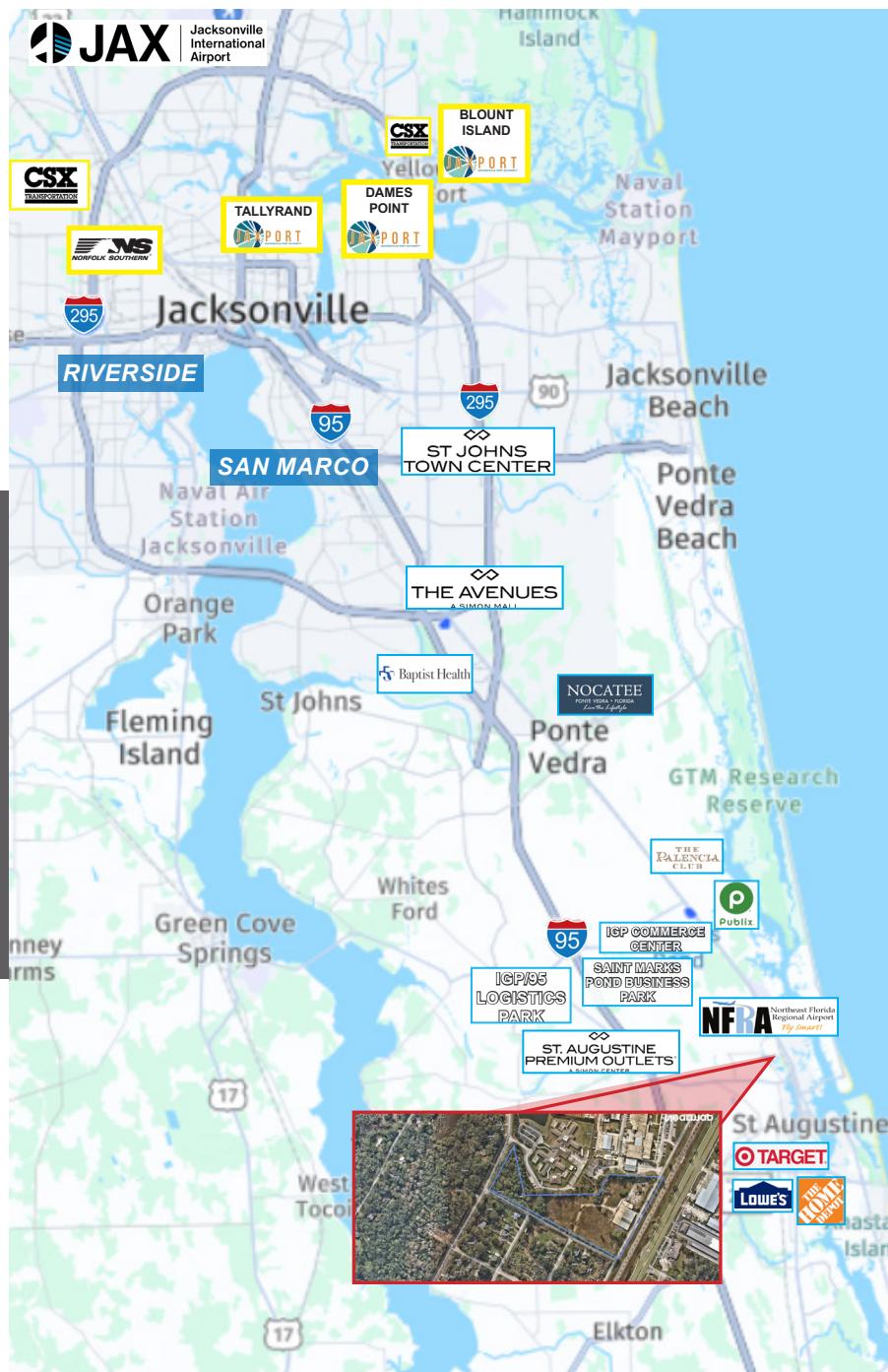
Flexible Storage Configurations



PROPERTY PHOTOS



PROPERTY DETAILS



Location:

Close proximity to I-95, US-1, and other major routes allowing for easy movement of goods and equipment to Jacksonville, St. Augustine, and other regions

Flexible Space:

Adaptable leasing terms to accommodate storage requirements

Accessibility:

Conveniently positioned near I-95 and US-1, providing easy access to Jacksonville, St. Augustine, and surrounding areas.

Contact Broker For Lease Rate

4533 Avenue A offers spacious acreage ideal for a variety of industrial storage uses. Located in the vibrant St. Augustine area, this property is strategically positioned with easy access to major highways and thoroughfares, making it ideal for businesses requiring efficient transportation and logistics capabilities. The property allows plenty of room for equipment, vehicles, containers, and other large assets, providing flexible storage solutions.

- ✓ Premier St Augustine industrial location for regional and local distribution
- ✓ Strategically located with easy access to Interstates 95 & 295
- ✓ Close proximity to extensive food industry presence in the high growth NE Florida Region

PROPERTY BOUNDARY



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 offers 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 and small-town feel 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.

LOCAL MARKET EXPERTS

Contact us today to explore how this property
can elevate your business operations.

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