

30,000± SF NEW CONSTRUCTION INDUSTRIAL WAREHOUSES FOR LEASE

WAREHOUSE FEATURES

- METAL CONSTRUCTION
- 2025 DELIVERY
- 2.2± ACRES
- ZONED IL
- CITY WATER & SEWER
- WET SPRINKLER SYSTEM
- 22'-27' CEILING HEIGHT
- LEASE RATE \$12-\$15 PSF, NNN

2449 DOBBS ROAD

ST. AUGUSTINE, FL 32086

BUILDING 1

- WAREHOUSE: 15,000± SF
- 6 DOCK-HIGH DOORS
- 2 GRADE-LEVEL DOORS

2680 ROLLING HILLS DRIVE

ST. AUGUSTINE, FL 32086

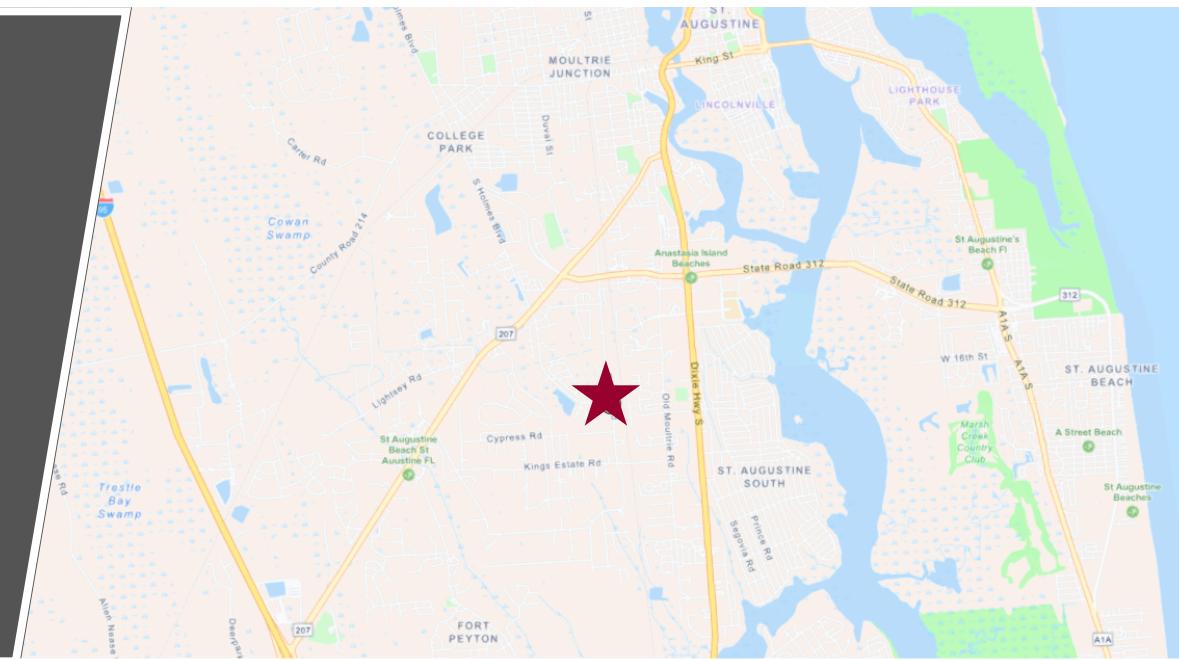
BUILDING 2

- WAREHOUSE: 15,000± SF
- 6 DOCK-HIGH DOORS
- 2 GRADE-LEVEL DOORS

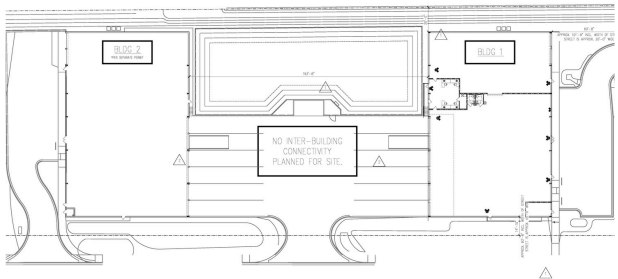


Details

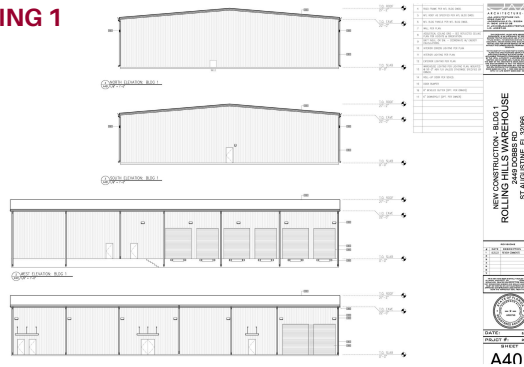
Available for lease are two brand-new, Class A industrial buildings totaling 30,000 SF located at 2449 Dobbs Road in St. Augustine, Florida. Ideally positioned just off State Road 207 and near US Highway 1 and Interstate 95, this property provides outstanding accessibility to major transportation routes. Each 15,000 SF building can be leased separately or combined, with spaces easily demisable to accommodate various tenant requirements. Construction is scheduled for completion in Q4 2025, offering tenants modern facilities designed for maximum efficiency.



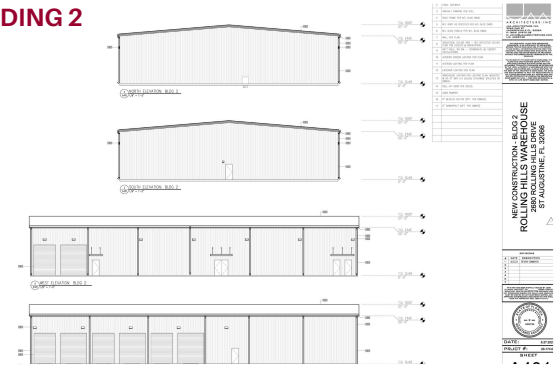
SITE PLAN



BUILDING 1



BUILDING 2



ALL INFORMATION PROVIDED IS DEEMED
ACCURATE BUT IS SUBJECT TO
ERRORS/OMISSIONS

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