



**±9.69 ACRES
AVAILABLE
FOR LEASE**

**83 STAR LANE,
ST. AUGUSTINE, FL 32095**

LOCAL MARKET EXPERTS

COLBY SIMS

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PROPERTY SURVEY



±9.69 Acres
Available



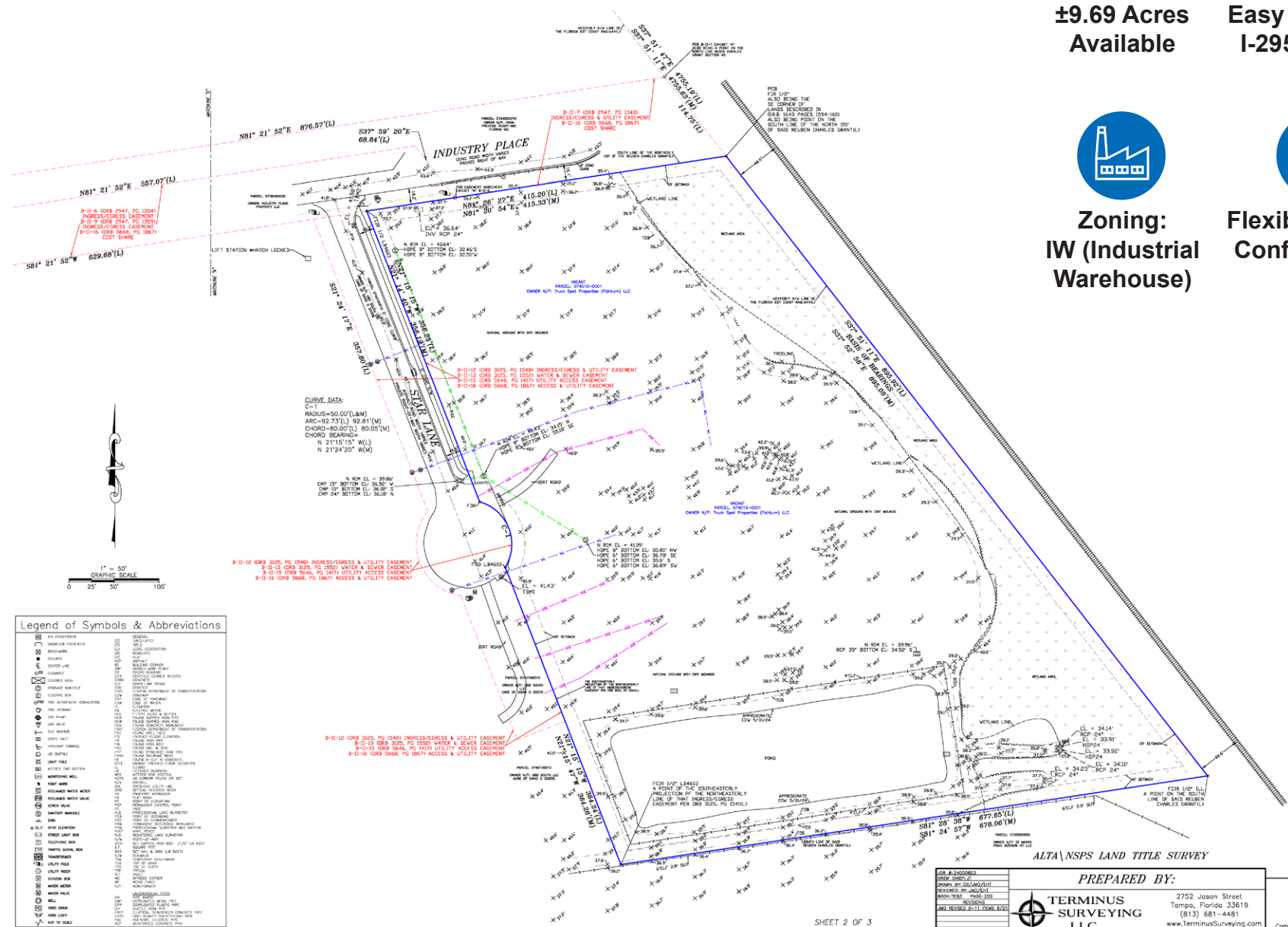
Easy Access To
I-295 And I-95



Zoning:
IW (Industrial
Warehouse)



Flexible Storage
Configurations



Sheet No. 2 of 3



PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

REDD Group, LLC
info@reddgroup.com
330.801.7458
Corporate Office: 300 Wadsworth Dr., Suite 307, Wadsworth, Ohio 44281

ALTA\NSPS LAND TITLE SURVEY

PREPARED BY:

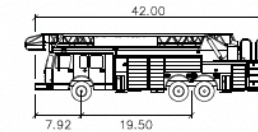
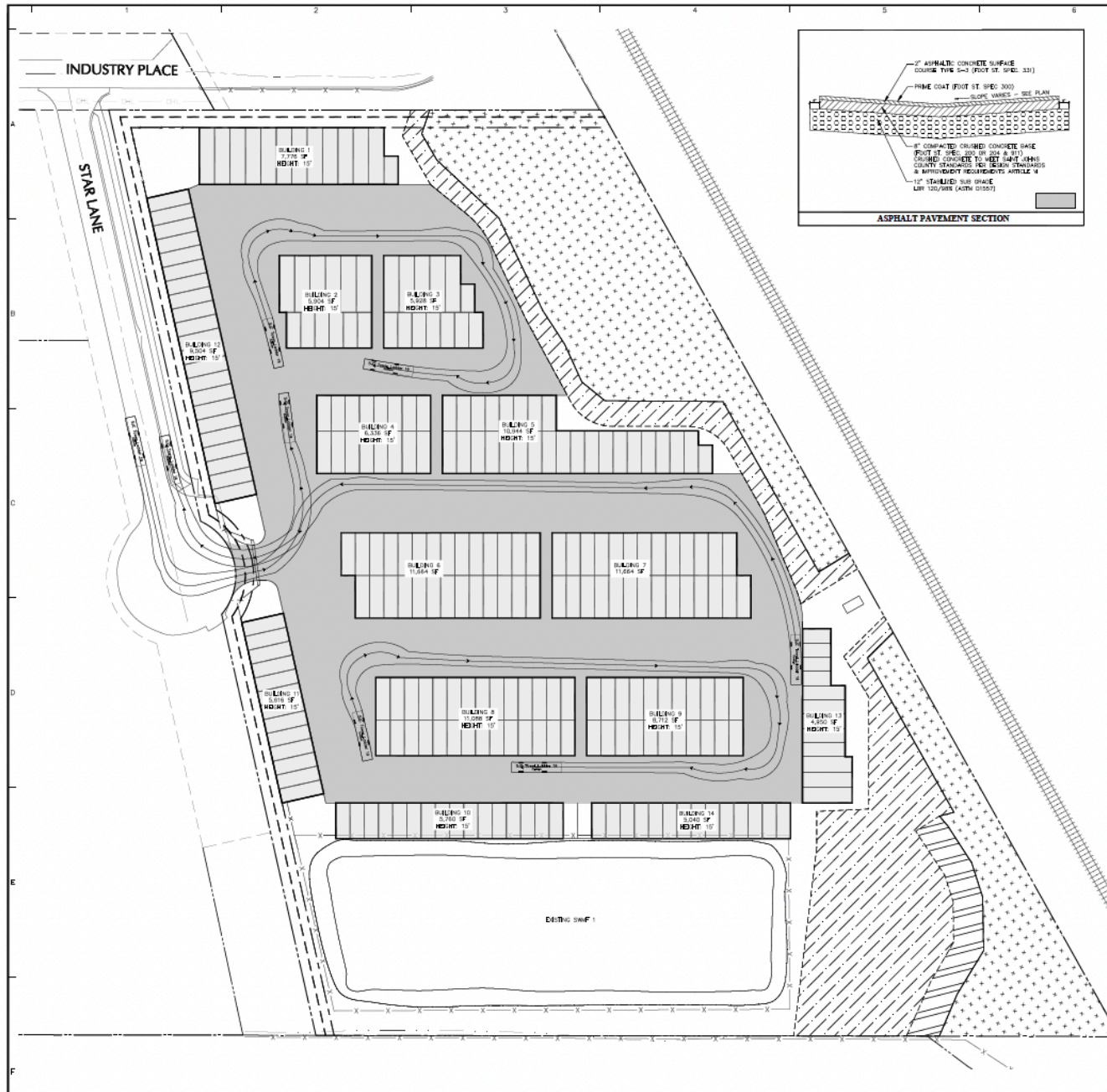
TERMINUS SURVEYING LLC.

2752 Jason Street
Tampa, Florida 33619
(813) 681-4481
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AND REVISION 8-11 ITEMS 6/21

SHEET 2 OF 3
NOT VALID WITHOUT SHEET 1 AND 3 OF 3

PROPERTY SITE PLAN



SJC Tower Ladder 19

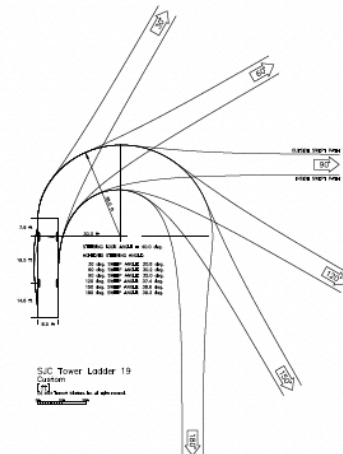
feet

Width : 8.50

Track : 8.50

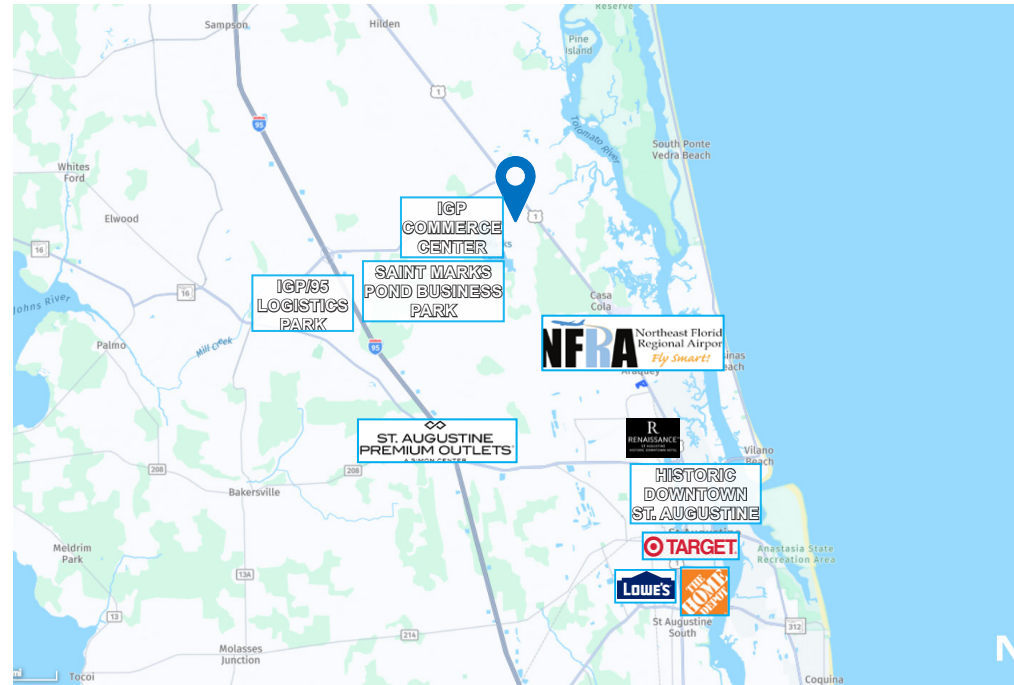
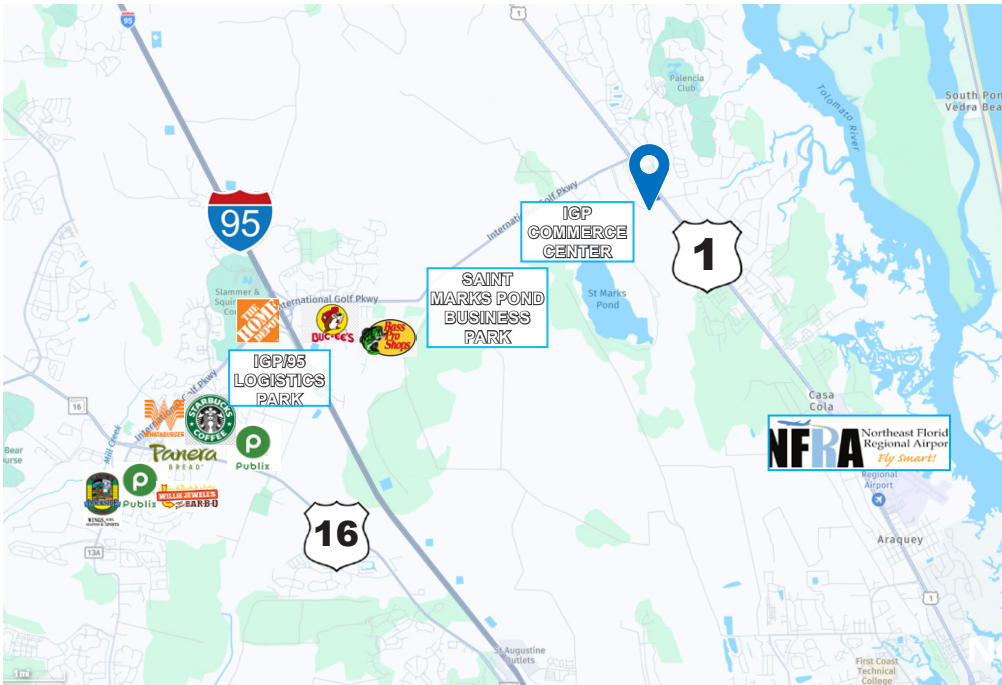
Lock to Lock Time : 6.0

Steering Angle : 40.0

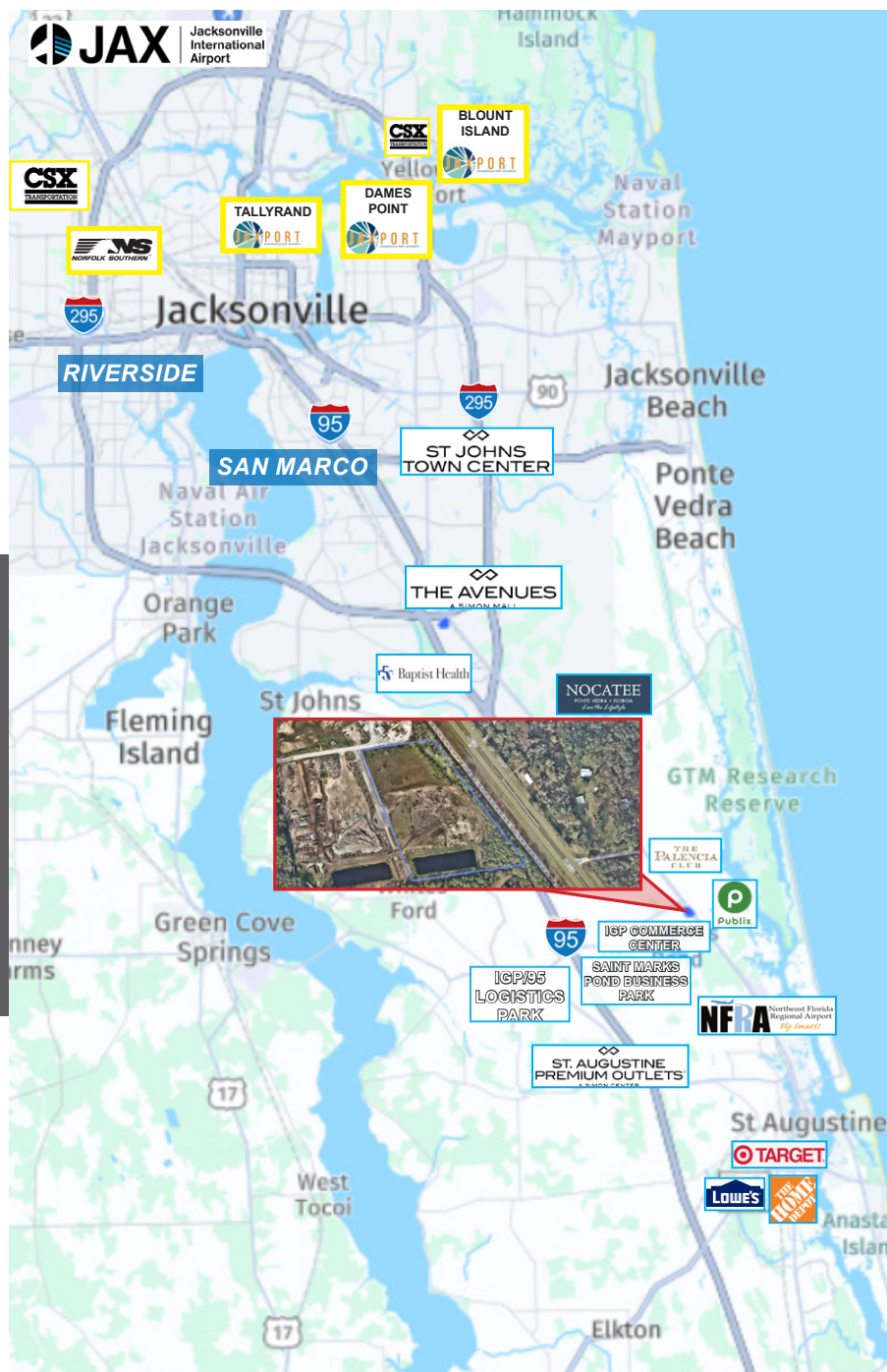


Date	Description	No.
Revisions		
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Signature: JOSEPH J. YANNUCCI, JR. PROFESSIONAL ENGINEER FL Lic. No. 65969		
LANGAN Langan Engineering and Environmental Services, LLC 13485 Veterans Way, Suite 120 Orlando, FL 32827 T: 407.974.2900 F: 407.974.2901 www.langan.com		
Project: SWC-24 TRUCK SPOT RV & BOAT STORAGE Location: SAINT AUGUSTINE, FLORIDA		
PAVEMENT AND TURNING MOVEMENT PLAN		
Project No.: 340011216 Date: 06 SEPTEMBER 2024 Drawn By: AMC Checked By: JAR		Drawing No.: C-10

PROPERTY PHOTOS



PROPERTY DETAILS



Location:

Located in a rapidly growing St Augustine area, this property offers a strategic position close to major transportation routes, making it ideal for a variety of industrial storage needs.

Flexible Space:

Ample acreage providing flexible outdoor storage solutions in a scarce inventoried, highly sought out marketplace

Accessibility:

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

Contact Broker For Lease Rate

With increasing demand in the logistics center, 83 Star Lane provides a versatile staging and storage ground for companies managing regional distribution. This location allows for faster response times and streamlined distribution across the Northeast Florida market, helping to improve operational efficiency. Chose US 1 N for a secure, accessible, and customizable storage solution that supports your business operations and growth.

- ✓ *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. 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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