



205 Commercial Drive - For Sale

Saint Augustine, FL 32092



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205 Commercial Drive

Property Highlights

- County: St. Johns
- Year Built: 2000
- Building Size: 58,600 SF
- Total Office: 6,600 SF
- Land Area: 6 Acres + 3 Additional Acres Available
- Zoning: IW - Industrial Warehousing
- Clear Height: 23' - 29' 6"
- Dimensions: 325' x 160'
- Electrical: 3 Phase/600 Amp/480 V
- OH Doors: Dock - 4; Grade Level 3
- Parking: 60 spaces

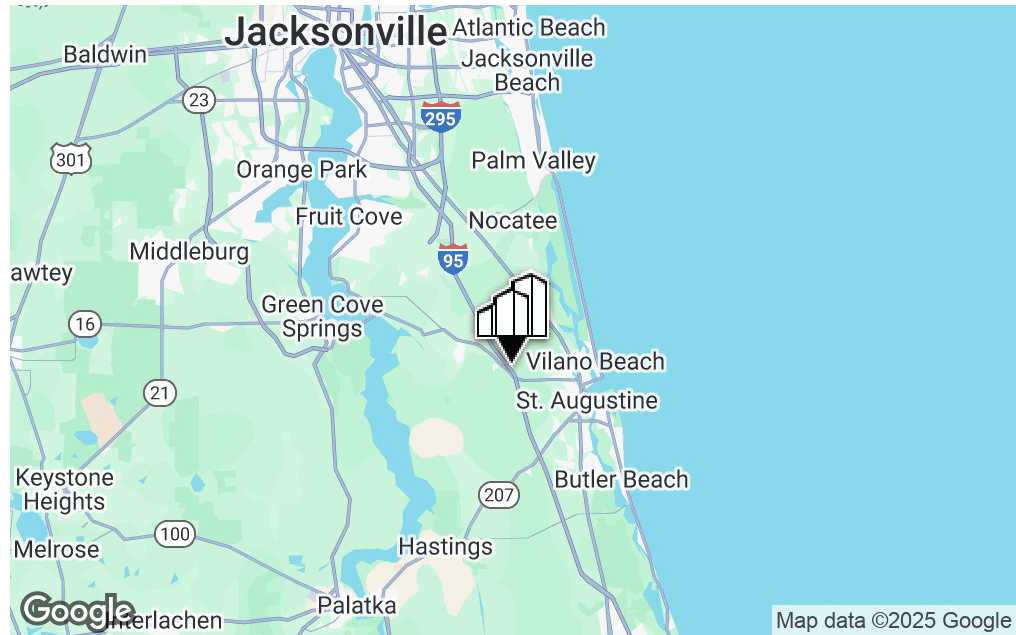


Property Highlights

205 Commercial Drive | Saint Augustine, FL 32092
All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



Executive Summary



Offering Summary

Sale Price:	Call For Pricing
Building Size:	58,600 SF
Lot Size:	6 Acres with 3 Additional Acres Available
Number of Units:	2
Space 1:	23,000 SF; Leased until 2031
Space 2:	35,600 SF; Occupied by Owner
Year Built:	2000
Zoning:	IW

Property Overview

Prime Realty is pleased to present 205 Commercial Drive, an exceptional industrial opportunity in Saint Augustine, FL. This 58,600 SF building, constructed in 2000, is comprised of two units and is ideally suited for industrial, warehouse, and distribution use. Zoned IW, this facility offers large overhead doors and makes for a versatile space with a range of commercial operations.

There is a Tenant, 2G Energy who has exercised a 5-year option on their space effective in early 2026. The remaining 35,600 SF is occupied by the owner who is open to a short term sale-leaseback. Investors and users will appreciate the combination of location, size, features and ability to expand offered with this property.

PLEASE DO NOT DISTURB TENANT. CALL TO MAKE AN APPOINTMENT.

Property Features

- 58,600 Square Feet
- IW (Industrial Warehousing) Zoning
- 29'6 Clear Height
- 4 Dock High Doors
- 3 Grade Level/Roll In Doors

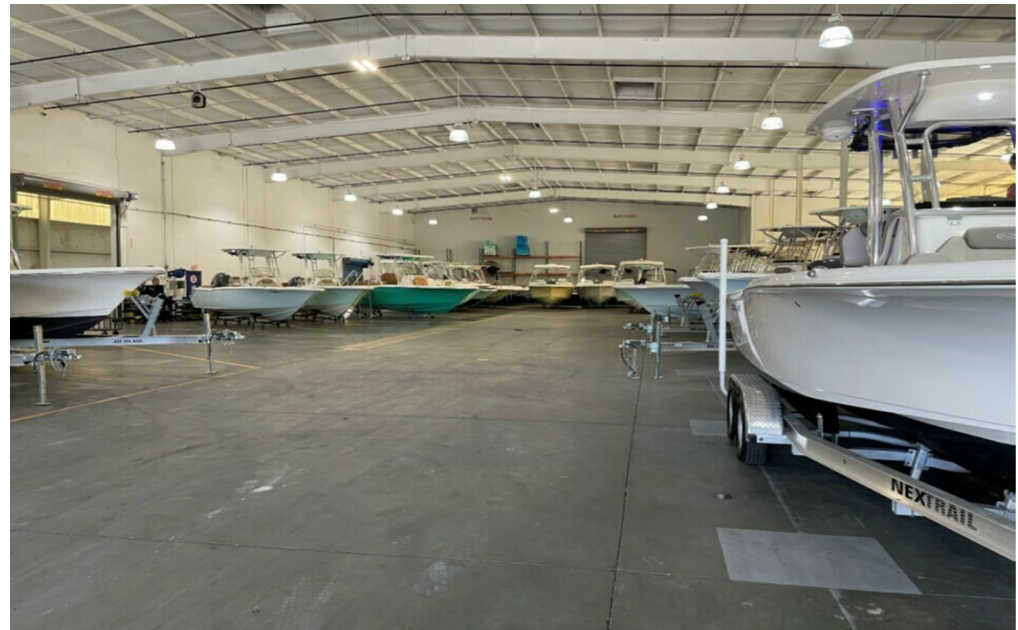
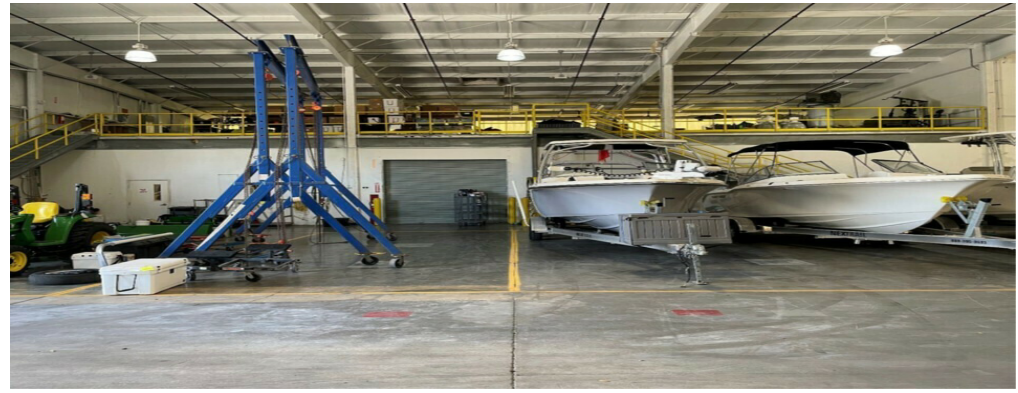
Property Summary

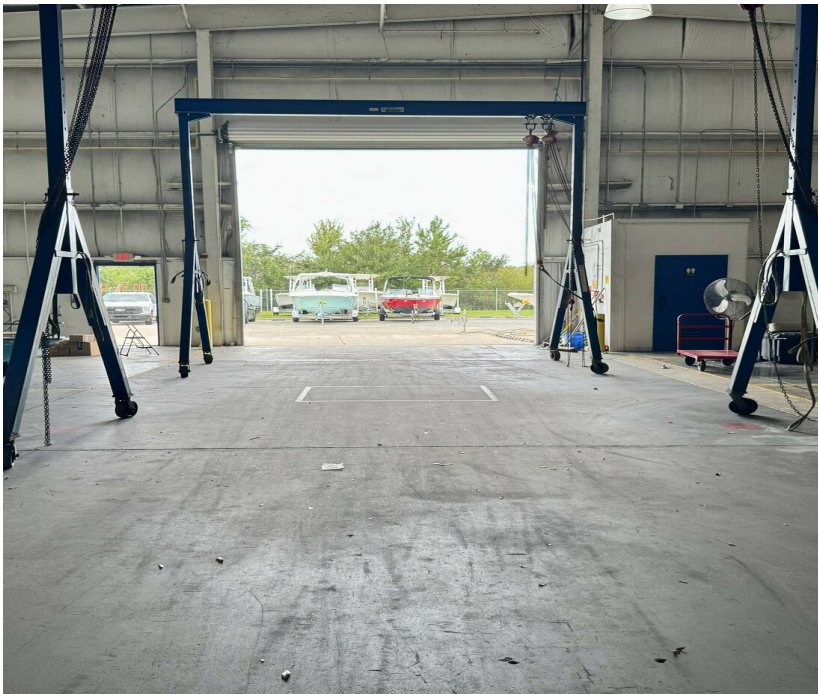
Built in 2000 and remodeled in 2020, this property is currently owner-occupied by Freedom Boat Club and one Tenant, 2G Energy. The entire 58,600 SF industrial warehouse on 6 acres is being sold with 35,600 SF (mostly warehouse) available for immediate occupancy.

Strategically positioned just off I-95 in St. Augustine's established industrial corridor, the property offers exceptional regional connectivity for manufacturing and distribution users. Its location provides direct access to Jacksonville, Orlando, and major Southeast markets, supporting strong tenant demand and long-term rent stability. Surrounded by other active industrial operators, the area benefits from modern infrastructure and continued growth within one of Florida's most dynamic logistics corridors.

Users will appreciate multiple dock high loading doors, an oversized grade level door leading to 29' 6" clear height in the center of the warehouse, and unique features like a paint booth with exhaust and a large mezzanine area for additional storage.

There is also the opportunity for an investor to purchase the adjacent three acres with this property and create a larger development or additional yard space while leasing the vacant portion of the property at 205 Commercial Drive.





Site Map & Additional Photos

205 Commercial Drive | Saint Augustine, FL 32092
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PARTIAL A

[illegible]

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHN'S COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTRALINE OF INTERSTATE ROUTE 85 WITH THE CENTRALINE OF STATE ROAD NO. 358, THENCE SOUTH 74°20'30" EAST, ON SAID CENTRALINE OF INTERSTATE ROUTE 85, A 300.00' NORTH ALLEY OF 144.1774' AS, THENCE SOUTH 75°24'00" WEST, 150.00' FEET TO THE POINT OF INTERSECTION OF THE BEST POINT OF WAY LINE OF SAID ALLEY WITH THE CENTERLINE OF THE SOUTH SIDE DRAINAGE CANAL OF SAID INTERSTATE ROUTE, THENCE SOUTH 74°20'30" EAST, ON SAID POINT OF WAY LINE OF SAID INTERSTATE ROUTE 15.00' FEET, THENCE SOUTH 70°24'00" WEST, 85.00' FEET, THENCE NORTH 74°20'30" WEST, ON THE SOUTH LINE OF A 40' DRAINAGE EASEMENT 15.00' FEET, THENCE NORTH 70°24'00" EAST 35.00' FEET TO THE POINT OF BEGINNING, THENCE NORTH 70°24'00" WEST 48.50' FEET, THENCE NORTH 70°24'00" EAST, 35.00' FEET, THENCE SOUTH 74°20'30" WEST 48.50' FEET, THENCE SOUTH 70°24'00" WEST, 35.00' FEET TO THE POINT OF BEGINNING.

PARCEL # (LOT 12, INTERSTATE COMMERCE PARK)

A PARCEL OF LAND IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 28 EAST, 2ND JUDICIAL COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HYNDSTADT AVENUE WITH THE CENTERLINE OF STATE ROAD 204; THENCE S04°00'00" WEST ON THE CENTERLINE OF STATE ROAD 204, A DISTANCE OF 1,468.68 FEET; THENCE SOUTH 18°00'00" WEST ON THE CENTERLINE OF AGRICULTURAL CENTER DRIVE, A 100 FOOT WEST BOUNDARY OF THE 100' WIDE HYNDSTADT AVENUE; THENCE S04°00'00" WEST ON THE SOUTHWEST CORNER OF WAY LINE OF SAID AGRICULTURAL CENTER DRIVE, THENCE CONTINUING SOUTH 72°35'00" EAST, ON THE SOUTHWEST CORNER OF WAY LINE OF COMMERCIAL DRIVE, 545.80 FEET TO THE INTERSECTION OF SAID COMMERCIAL DRIVE AND SAID AGRICULTURAL CENTER DRIVE; THENCE N07°00'00" EAST, 78.28 FEET TO A POINT ON SAID BOUNDARY OF WAY LINE; THENCE CONTINUING ON SAID BOUNDARY OF WAY LINE, SOUTH 77°35'00" EAST, 236.24 FEET; THENCE SOUTH 10°07'00" EAST, 550.24 FEET; THENCE S04°00'00" WEST, 23.54 FEET; THENCE NORTH 10°07'00" EAST, 550.24 FEET TO THE POINT OF BEGINNING.

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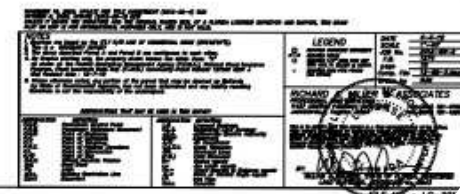
COPIES TO:
20 ENERGY AG
OLD REPUBLIC NATIONAL LIFE INSURANCE COMPANY
ANSHACH & ASSOCIATES, P.A.

FILE COMMENT NOTES
OLD REPUBLIC NATIONAL LIFE INSURANCE
ALFA COMMENT NUMBER SEVEN
COMMENT DATE: NOVEMBER 2, 2020 AT 11:50 PM

FIGURE 2. DECLARATION OF COVENANTS AND RESTRICTIONS AND AMENDMENTS IN C.R. 1103, P.L. 760 AND C.R. 22, PARCELS "B" AND PLATTABLE INTERESTS HAVE BEEN DEPOSITED.

ITEM 4. ORDINANCE NO. 87-1 CONTAINED IN O.R. 709, PG. 1362 AND MEDFORDSON IN O.R. 709, PG. 889 AFFECT PARCEL "A" AND PARCEL "B". FLOTTABLE MATTERS HAVE BEEN REPORTED AROUND BUILDING DETACHMENT.

SCHEDULE 6-8 EXCERPTS CONTAIN NO OTHER PLATABLE SURVEY RELATED MATTERS.



Tenant Information

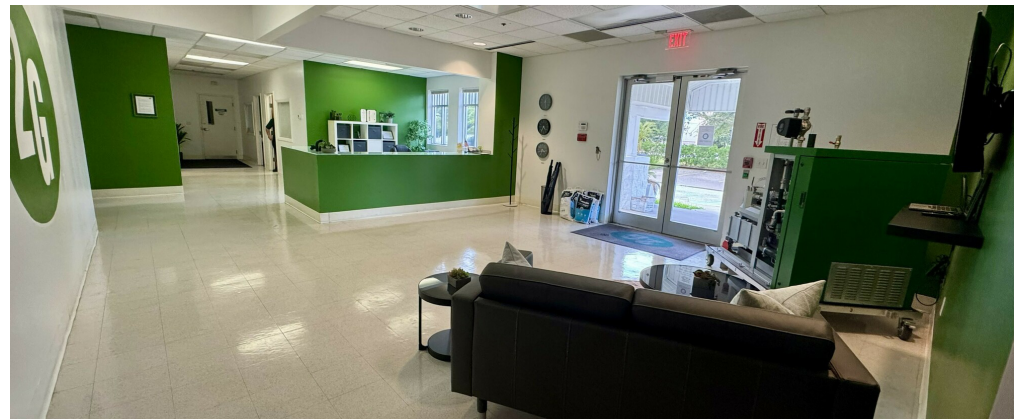
2G Energy Inc.: Your Trusted Partner in Cogeneration Systems

2G Energy Inc., the U.S. subsidiary of 2G Energy AG (Germany), is a globally recognized leader in combined heat and power (CHP) solutions.

Founded in 1995, 2G became a publicly traded company on the German Stock Exchange in 2007.

2G's U.S. headquarters is in St. Augustine, Florida, with additional regional offices in Puerto Rico and California as well as a North American subsidiary in Ontario, Canada.

2G oversees ten subsidiaries across six countries and employs a workforce of more than 1,000 employees worldwide.



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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