

FOR LEASE

LEGEND



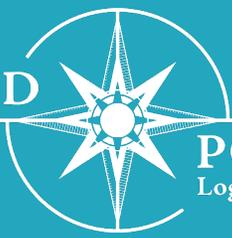
POINT

Logistics Crossing



 CUSHMAN &
WAKEFIELD

www.legendpointlc.com



SITE PLAN



CONNECT FASTER. THINK BIGGER.

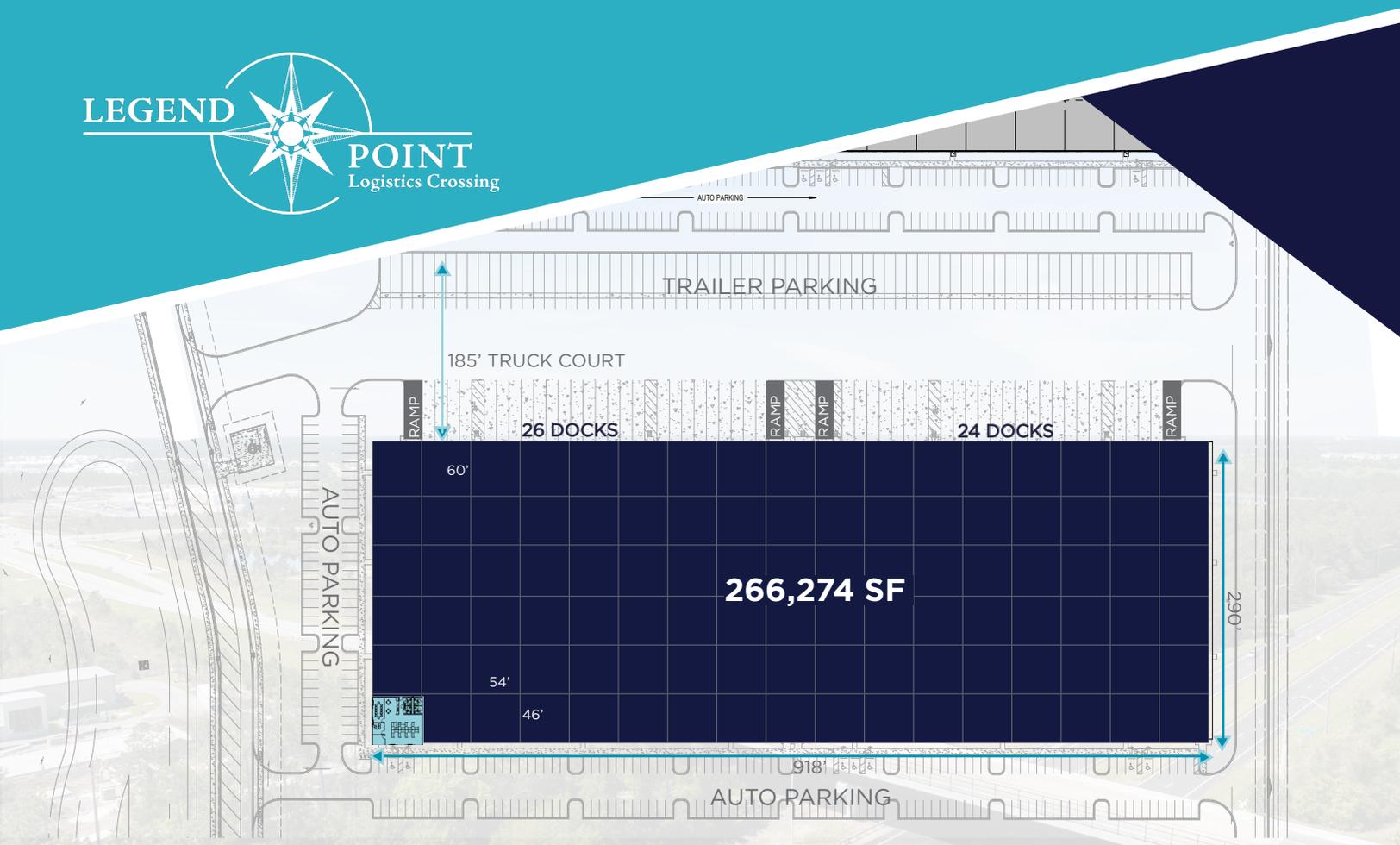
Move-In Ready | Construction Complete

Legend Point Logistics Crossing is a five-building, move-in-ready industrial park located in fast-growing North St. Johns County. The project offers flexible warehouse sizes, rear-load configurations, and ample parking to support a wide range of industrial and logistics users.

Strategically positioned within a major population growth corridor, the site provides access to approximately 1.3 million consumers within a 30-minute drive, making it an ideal location for last-mile distribution and regional operations.

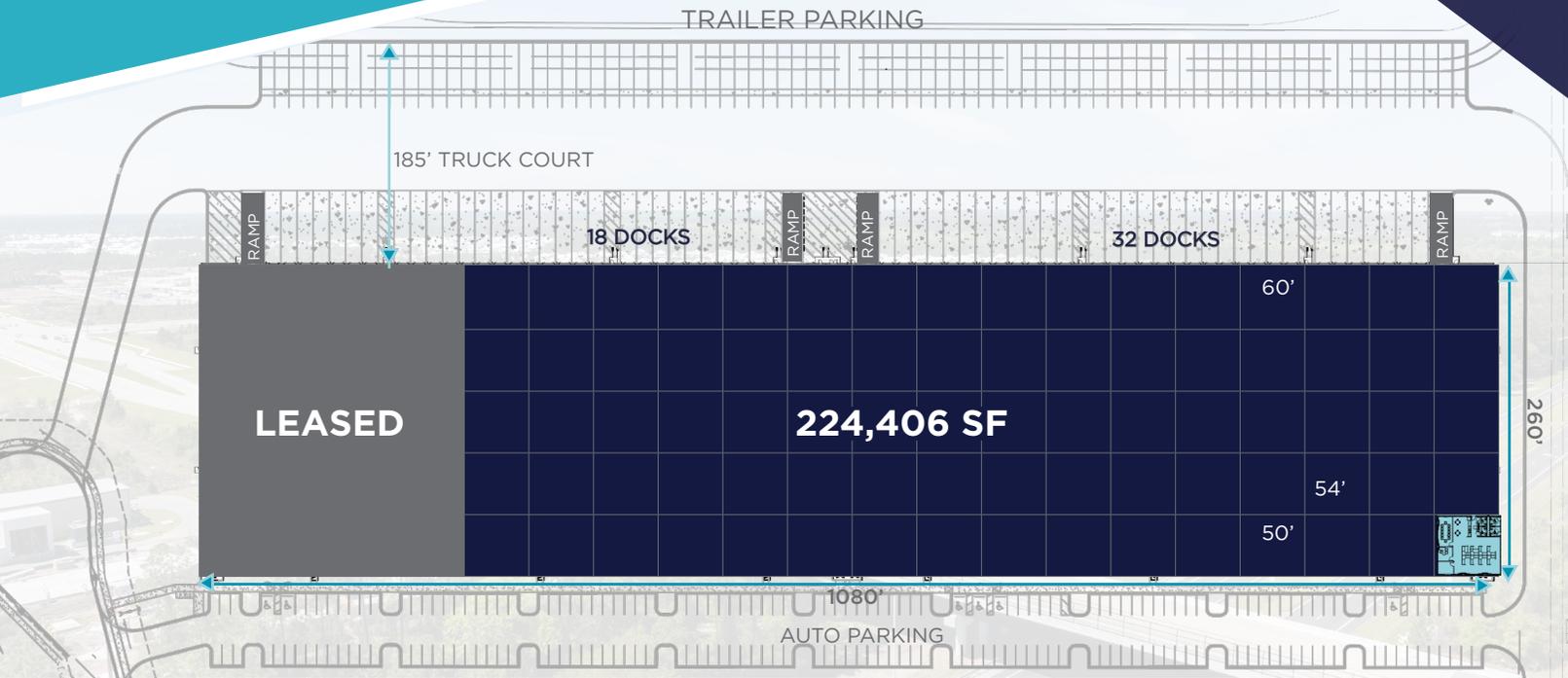
Designed for efficiency, scale, and speed, Legend Point Logistics Crossing delivers the connectivity and flexibility businesses need to grow.





BUILDING 4 - 330 ACCOLADE AVE HIGHLIGHTS

Available SF:	266,274 SF	Levelers:	16 - 35,000 lb
Office Area:	2,484 SF	Bay Size: (Typical)	15,660 SF
Divisibility:	62,640 SF	Building Dimensions	918' x 290'
Clear Height:	32'	Truck Court:	185'
Dock:	50	Sprinkler:	ESFR
Drive-in:	4	Auto Parking:	232
Columns:	46' x 54' 60' Speed Bay	Trailer Parking:	74
Power:	Service to Accommodate up to 4,000 Amps (3 Phase)	Floors:	6" Reinforced Concrete



BUILDING 5 - 350 ACCOLADE AVE HIGHLIGHTS

Available SF:	224,406 SF	Levelers:	15 - 35,000 lb
Office Area:	2,466 SF Spec	Bay Size: (Typical)	14,040 SF
Divisibility:	42,140 SF	Building Dimensions:	1080' x 260'
Clear Height:	32'	Truck Court:	185'
Dock:	50	Sprinkler:	ESFR
Drive-in:	3	Auto Parking:	196
Columns:	50' x 54' 60' Speed Bay	Trailer Parking:	84
Power:	Service to Accommodate up to 4,000 Amps (3 Phase)	Floors:	6" Reinforced Concrete

ST JOHNS COUNTY

BY THE NUMBERS

2ND

Fastest-growing county in Florida

4TH

Fastest-growing county in the United States

40%

increase in the past 10 years

DEMOGRAPHICS



30%

LAST 5 YEARS
POPULATION
GROWTH



343,516

POPULATION



\$131,725

MEDIAN INCOME



44.1

MEDIAN AGE



Nocatee Community
one of the Best-
Selling Master-Planned
Communities in U.S.

4.5% Unemployment rate
as of December 2025

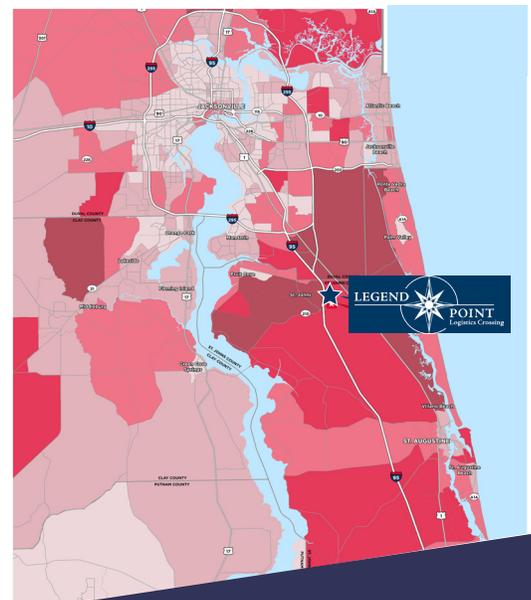
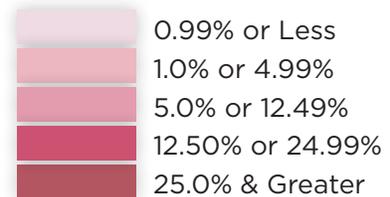
St Johns County is
designated Foreign
Trade Zone **64**

Lowest Overall Tax
Structure in Northeast
Florida

The labor force in St.
Johns County has grown
by more than **45%**
over the last **10 years**

57.4% of the
Population of St.
Johns County have a
College Degree

POPULATION GROWTH % (2020-2025)



DRIVE-TIME MAP



Access to
**±1.3 MILLION
CONSUMERS**
within a
**30 Minute
Drive-Time**



Property Website
www.legendpointlc.com



FOR MORE INFORMATION, CONTACT:

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