

Marketing Brochure

3705 Old Lewis Speedway and 3695 Lewis Speedway • St. Augustine, FL 32084

Sale Price

\$2,950,000

Property Overview

This 2.20± acre corner assemblage is positioned at the intersection of Old Lewis Speedway and Lewis Speedway (CR-16A), offering prime visibility, functional improvements, and entitled expansion capacity. The site currently features a 13,363± SF warehouse/office building—ideal for light industrial or showroom use—and is entitled under the Harwil Fixture Company PUD for up to 26,383± SF total development.

Highlights

- Total Acreage: 2.20± acres (2.03± upland, 0.17± preserved wetlands)
- Existing Improvements: 13,363± SF warehouse/office (roll-up doors, showroom/office)
- Future Expansion: Approved for up to 13,020± SF additional space (26,383± SF total)
- Frontage: 443± ft on Old Lewis Speedway & CR-16A
- Access: One 24' commercial driveway with internal circulation & turn-around
- Zoning/FLUM: Harwil Fixture Company PUD (Community Commercial designation)
- Parking/Loading: ~37 striped spaces plus loading zone; ADA compliant
- Open Space: 25% minimum green space/buffers
- Utilities: Well water and septic; FPL power (underground at permitting)
- Located in the City of St. Augustine Utility Service Area.
- Flood Zone: X (per FEMA)

Permitted Uses (per PUD)

- Professional & government offices
- General service businesses (printing, mail/package, catering, travel, employment)
- Light industrial (cabinetry, upholstery, small appliance repair)
- Vocational/trade schools, arts schools
- Cultural/institutional uses (galleries, libraries, museums)
- Residential uses are not permitted

Master Development Plan

The approved PUD plan provides a clear development framework, including:

- One central entrance/exit on Old Lewis Speedway
- Interior circulation with defined parking and loading areas
- Expansion pads for future buildings (up to 13,020± SF additional)
- Preserved green space and wetland buffer (0.17± acres)
- Required landscaping, fencing, and perimeter buffers to screen adjacent residential uses

Location Advantage

Surrounded by both commercial and civic anchors in an established “cottage industry” corridor:

- Near St. Johns County Courthouse Complex
- Adjacent to Sebastian Middle & St. Augustine High Schools
- Close to Plantation Point Condos and established residential communities
- Easy access to US-1 and SR-16

