

FOR LEASE

LEGEND



POINT
Logistics Crossing



**CUSHMAN &
WAKEFIELD**

www.legendpointlc.com

SITE PLAN



is located in fast growing north St. Johns County. The project is designed to be a five building industrial park with flexible warehouse sizes, rear load configuration and ample parking capabilities. The entire site will consist of approximately 845k square feet of industrial development located in the middle of major population growth and with access to ± 1.3 million consumers within a 30 minute drive, making it the ideal location for last mile distribution.



**EXCITING NEW
 CLASS-A BUSINESS
 PARK WITH UNIQUE
 LOCATION ADVANTAGES**

LEGEND



POINT
Logistics Crossing

AUTO PARKING

TRAILER PARKING

185' TRUCK COURT

26 DOCKS

RAMP

24 DOCKS

RAMP

AUTO PARKING



266,274 SF

AUTO PARKING

BUILDING 4 - 330 ACCOLADE AVE HIGHLIGHTS

Building Size:	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



TRAILER PARKING

185' TRUCK COURT

29 DOCKS

32 DOCKS

60'

54'

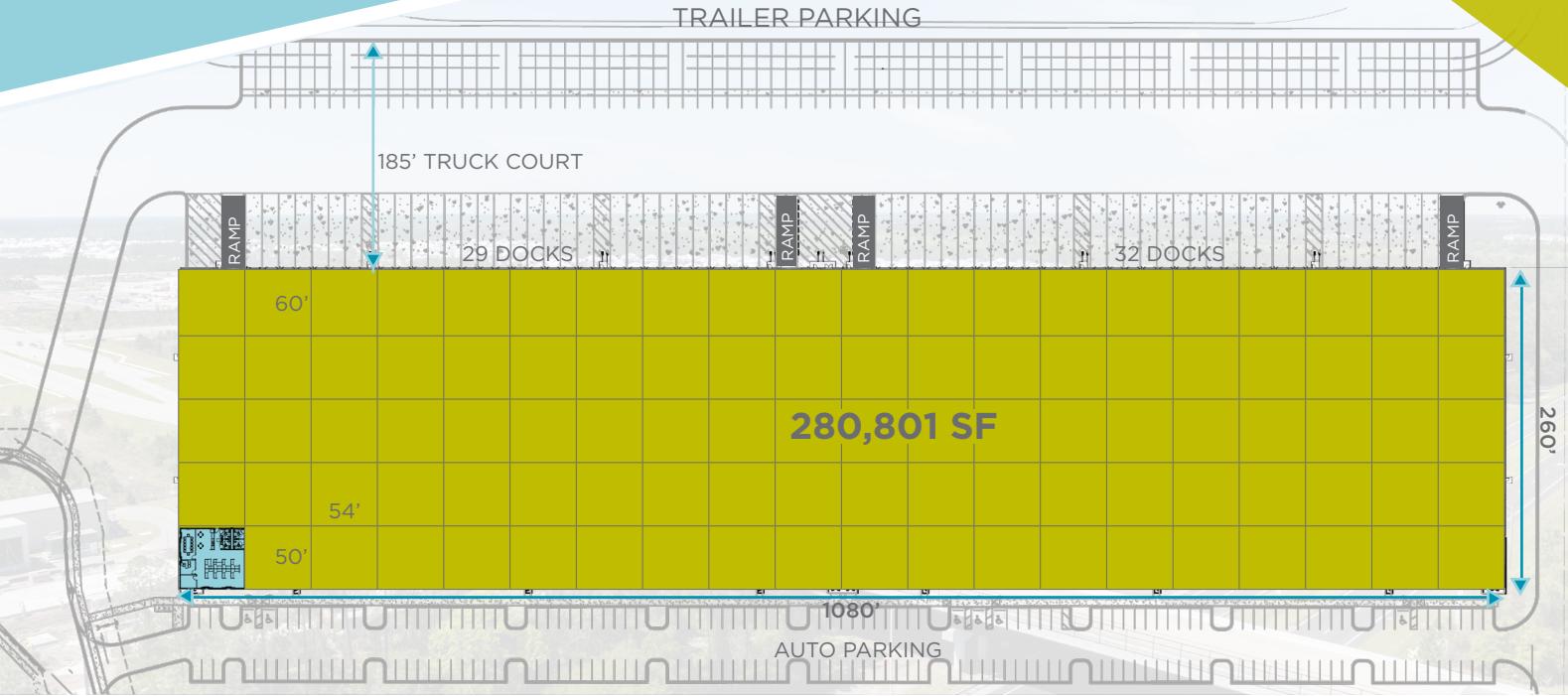
50'

280,801 SF

1080'

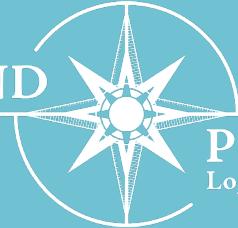
AUTO PARKING

260'



BUILDING 5 - 350 ACCOLADE AVE HIGHLIGHTS

Building Size:	280,801 SF	Levelers:	19 - 35,000 lb
Office Area:	2,466 SF	Bay Size: (Typical)	14,040 SF
Divisibility:	42,140 SF	Building Dimensions:	1080' x 260'
Clear Height:	32'	Truck Court:	185'
Dock:	61	Sprinkler:	ESFR
Drive-in:	4	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



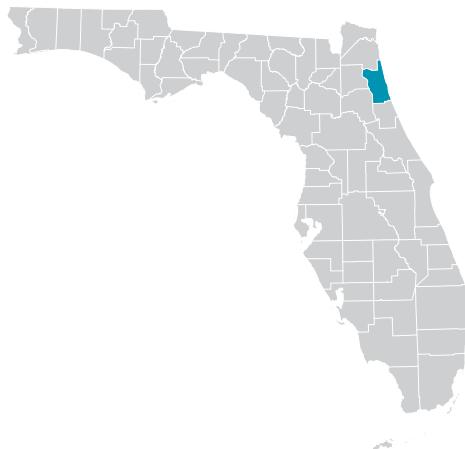
ST JOHNS COUNTY

BY THE NUMBERS

DEMOGRAPHICS



26.1%
2019 - 2024
POPULATION
GROWTH




343,516
POPULATION


\$131,725
MEDIAN INCOME


44.1
MEDIAN AGE

Nocatee Community is ranked **#8** on list of Best-Selling Master-Planned Communities in U.S.

4.5% Unemployment rate as of Sept 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

2ND

Fastest-growing county in the U.S.

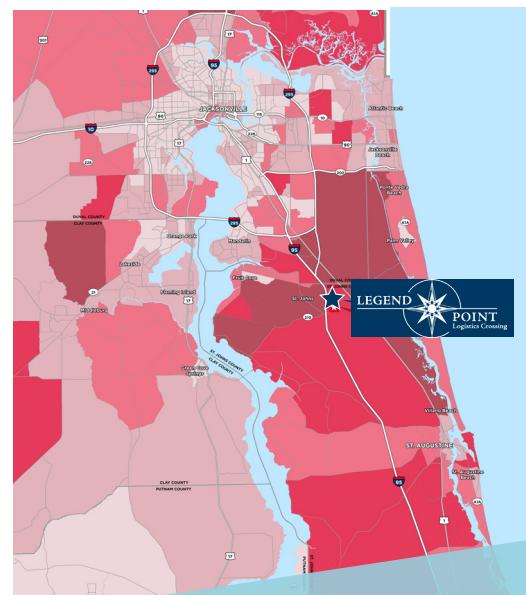
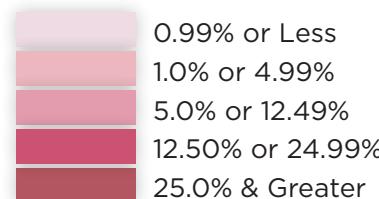
4TH

Fastest-growing county in the United States

40%

increase in the past 10 years

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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