

The logo consists of three stacked, stylized arrow shapes pointing to the right, followed by the text "IGP/95 LOGISTICS PARK" in a bold, sans-serif font.

IGP/95 LOGISTICS PARK

@ WORLD COMMERCE CENTER

ST. JOHNS COUNTY'S PREMIER LOGISTICS PARK
3405B INTERNATIONAL GOLF PKY, SAINT AUGUSTINE 32092
SPACE AVAILABLE FROM 14,025

A dark, stylized architectural rendering of a modern commercial building with large windows and a flat roof. The building is set against a dark blue background. The text "FOUNDRY COMMERCIAL" and "BARINGS" is overlaid on the bottom right of the image.

FOUNDRY
COMMERCIAL

BARINGS

LEASING INQUIRIES: 904.699.3518 | IGP-95LOGISTICSPARK.COM

PROPERTY HIGHLIGHTS DELIVERING Q3/2024



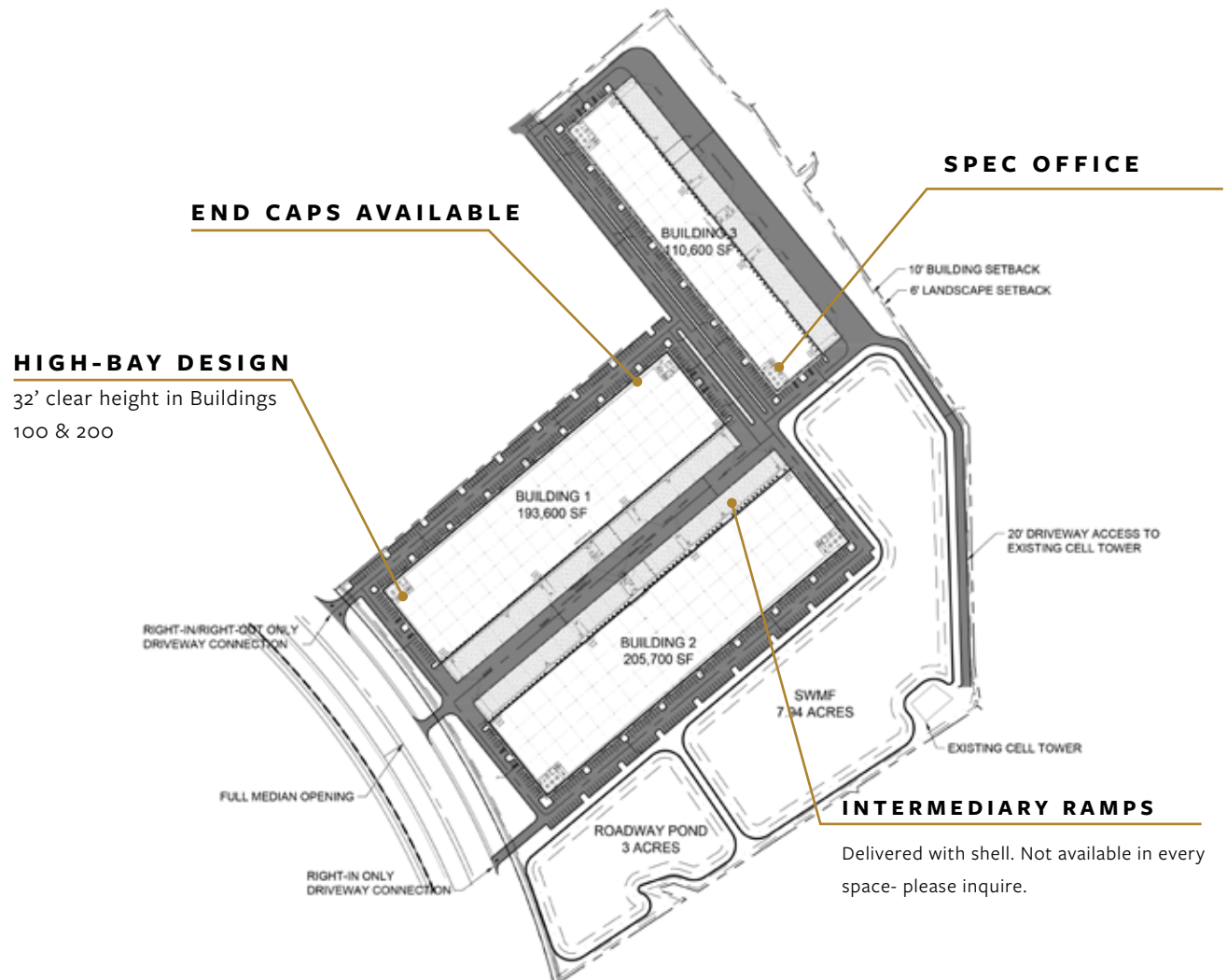
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ABOUT

IGP-95 Logistics Park at World Commerce Center, located in the heart of St. Johns County, is a three-building institutional quality warehouse development. Designed with today's logistics users in mind, the park is located within World Commerce Center, at I-95 and International Golf Parkway. World Commerce Center is the premier business park in the South Jacksonville submarket.

IGP-95 Logistics Park is a light Industrial Park providing modern building features for logistics users. Dock high doors, intermediary ramps, and spec offices are all delivered with shell for fast tenant occupancy.

[CLICK HERE TO WATCH VIDEO](#)



BUILDING 100

193,600 SF

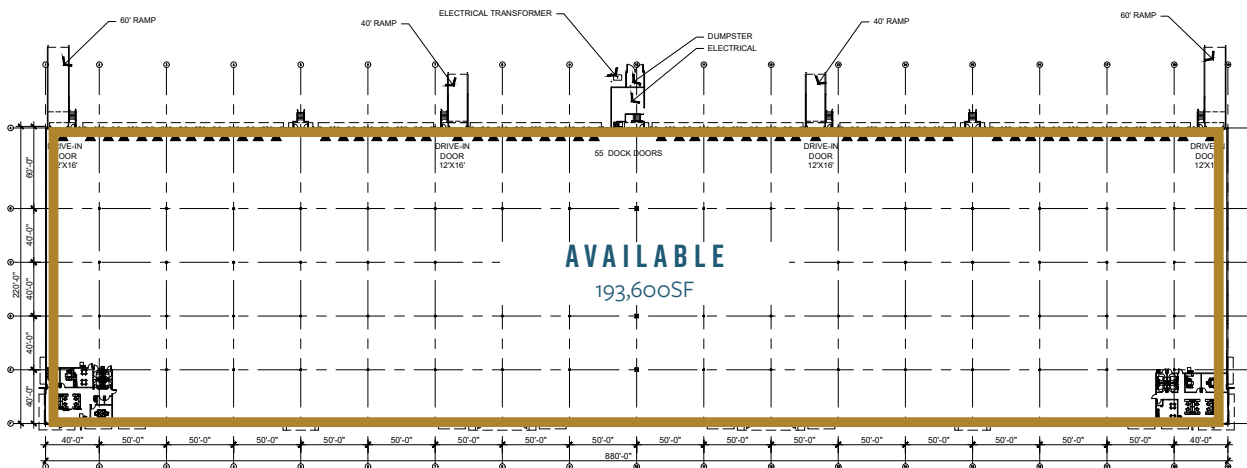
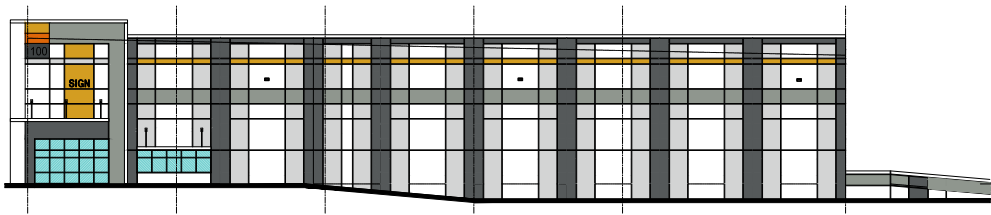


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BUILDING SPECIFICATIONS

BUILDING 100

TOTAL SF	193,600 SF
SPEC OFFICES	2 @ 2,454 SF
DELIVERY	Q3 2024
BUILDING DEPTH	220'
LOADING	REAR
CLEAR HEIGHT	32'
BAY SPACING	50'x50'
DOCK DOORS	55
RAMPS	4 @ 12' x 16'
TRUCK COURT	180' (shared)
FIRE PROTECTION	ESFR
ELECTRICAL	3-800 AMP PANELS



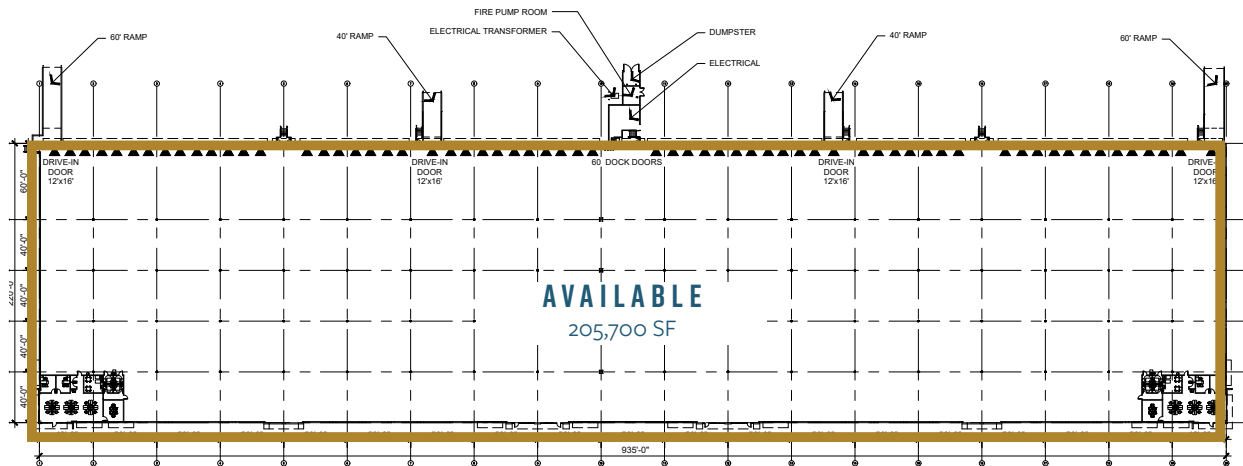
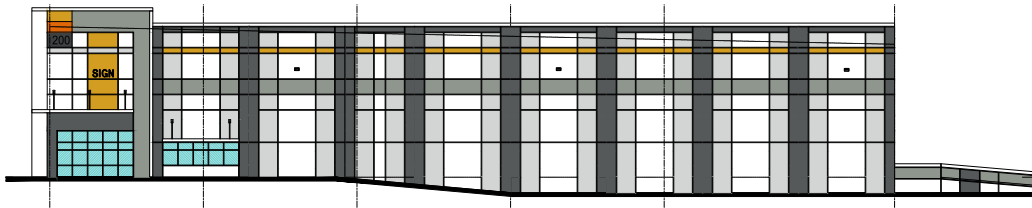
BUILDING 200

205,700 SF



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BUILDING SPECIFICATIONS



BUILDING 200

TOTAL SF	205,700 SF
SPEC OFFICES	2 @ 2,454 SF
DELIVERY	Q3 2024
BUILDING DEPTH	220'
LOADING	REAR
CLEAR HEIGHT	32'
BAY SPACING	50'x50'
DOCK DOORS	60
RAMPS	4 @ 12' x 16'
TRUCK COURT	180' (Shared)
FIRE PROTECTION	ESFR
ELECTRICAL	3-800 AMP PANELS

BUILDING 300

110,600 SF

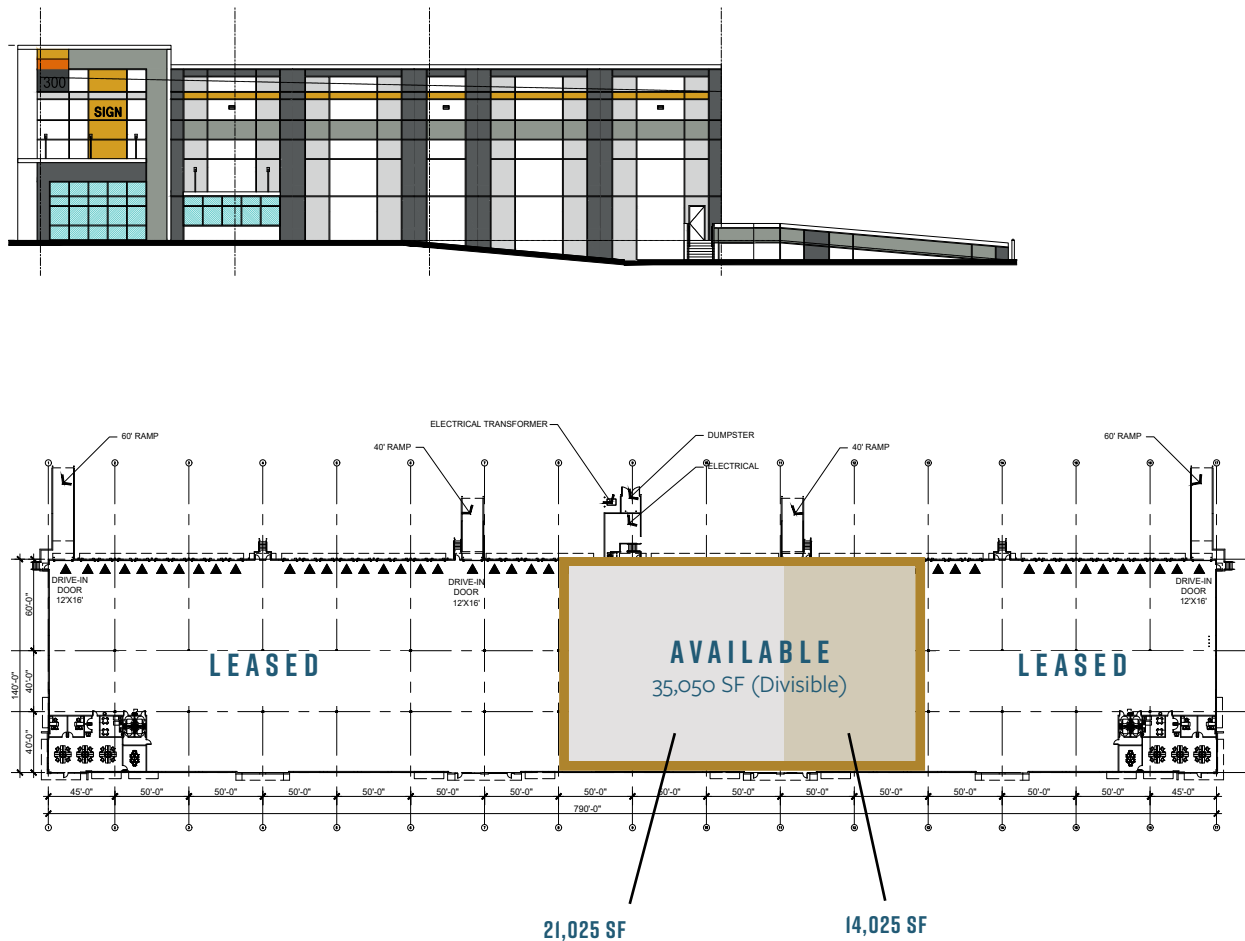


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BUILDING SPECIFICATIONS

BUILDING 300

TOTAL SF	110,600 SF
AVAILABLE SF	35,080 SF (Divisible)
SPEC OFFICES	2 @ 2,454 SF
DELIVERY	Q3 2024
BUILDING DEPTH	140'
LOADING	REAR
CLEAR HEIGHT	28'
BAY SPACING	50'x50'
DOCK DOORS	49
RAMPS	4 @ 12' x 16'
TRUCK COURT	120'
FIRE PROTECTION	ESFR
ELECTRICAL	3-800 AMP PANELS



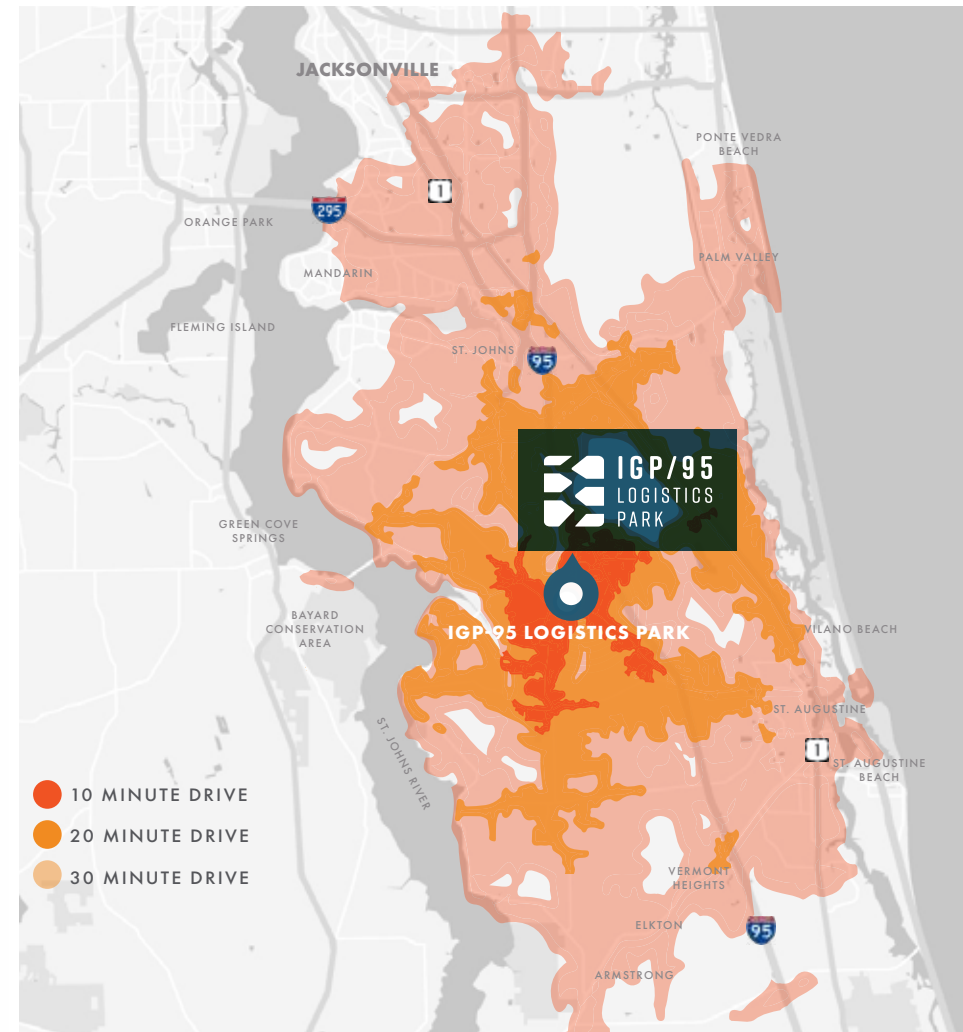
LOCATION & ACCESS

WORLD COMMERCE CENTER CONVENIENCE

Conveniently located at I-95 and International Golf Parkway, IGP-95 Logistics Park at World Commerce Center provides quick and easy access to all of St. Johns County and South Jacksonville.



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AMENITIES MAP DENSE & GROWING RETAIL



IGP/95 LOGISTICS PARK

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DEMOGRAPHICS

Encompassing the South Jacksonville submarket with its diverse economy, abundant labor force and explosive population growth in St. Johns County, IGP/95 Logistics Park at World Commerce Center provides real estate solutions for distribution and light industrial users.

-290,000 residents – 40% population growth the past 10 years

-The #1 public schools in Florida

-Located in Foreign Trade Zone #64

-Access to nearly 1.5 million consumers within a 30 minute drive

LEASING CONTACTS

FOR MORE INFORMATION:

MARK SCOTT, SIOR

Leasing | 904.699.3518

Mark.Scott@foundrycommercial.com

ANDREW HAWKINS

Leasing | 917.596.9802

Andrew.Hawkins@foundrycommercial.com

NATE WALLACE

Leasing | 904.847.4974

Nate.Wallace@foundrycommercial.com

A DEVELOPMENT BY:

FOUNDRY
COMMERCIAL

BARINGS

FOUNDRY COMMERCIAL

6440 Southpoint Parkway

Suite 100 Jacksonville, FL 32216

FOUNDRYCOMMERCIAL.COM

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