

# SAINT MARKS POND BUSINESS PARK

SAINT AUGUSTINE, FL 32095



**±21,000 SF INDUSTRIAL/FLEX SPACE AVAILABLE - FOR LEASE**



For more information please contact our exclusive agent:

**Colby Sims** Vice President  
[csims@phoenixrealty.net](mailto:csims@phoenixrealty.net)

Newmark Phoenix Realty Group, Inc.  
904.399.5222  
10739 Deerwood Park Blvd. #310  
Jacksonville, FL 32256

- ◆ Zoning: PUD is approved for recreational, retail, commercial, office, and flex/industrial uses
- ◆ Office and Tenant Improvement Build-Out Available (Not Included in Asking Rate)
- ◆ Clear Height: 18' – 25'
- ◆ Power: 3 phase, 240v
- ◆ Loading: Grade Level (12' x 14' Roll Up Doors)
- ◆ Clear Span Warehouse
- ◆ Outdoor Storage Available
- ◆ Ample Parking
- ◆ Close proximity to US-1 and I-95
- ◆ Sprinkler System: Wet Pipe
- ◆ Delivery of Space: Landlord can provide 1,500 SF increments. Landlord to provide one ADA compliant restroom, one roll up door, overhead lighting, electrical, and fire rated walls per 1,500 SF.

**Asking Rate: \$19.95 per SF/NNN**

**NNN is \$2.85 per SF and includes tenant's portion of property taxes, insurance, common area maintenance, and water.**

**Landlord will provide HVAC for an additional \$3 per SF.**

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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# Park Summary & Site Plan

Saint Marks Pond Business Park | St. Augustine, FL

515 International Golf Pkwy (Building 7)  
 Building Size: 15,000 SF Available For Lease: **±7,500 SF**

545 International Golf Pkwy (Building 6)  
 Building Size: 24,000 SF Available For Lease: **±1,500 SF**

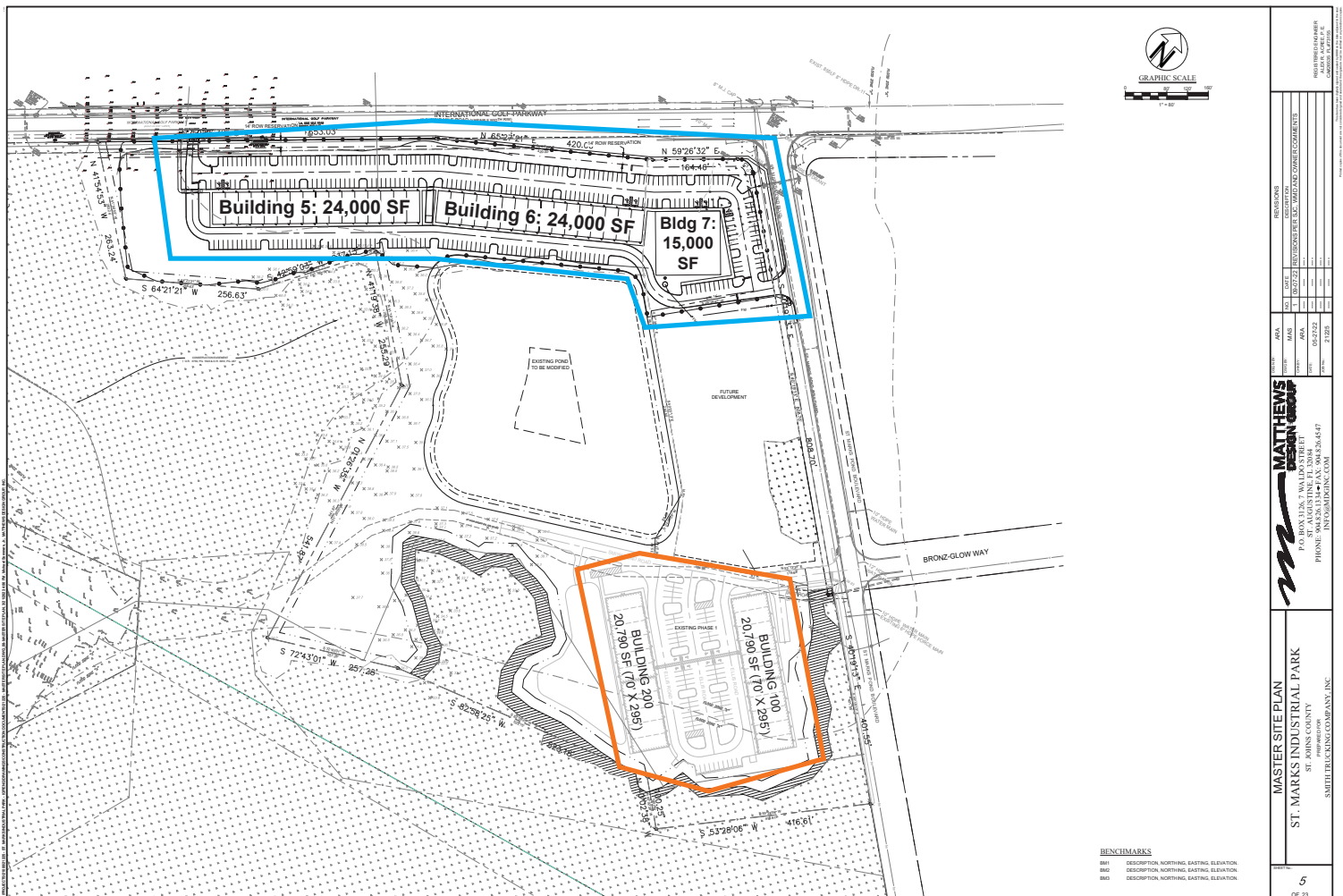
585 International Golf Pkwy (Building 5)  
 Building Size: 24,000 SF Available For Lease: **±12,000 SF**

**Total Square Footage:  
 104,580 SF**

**Total Available for Lease:  
 21,000 SF**

50 Ellis St, Saint Augustine, FL 32095 (Building 200)  
 Building Size: 20,790 SF 100% occupied, no vacancy

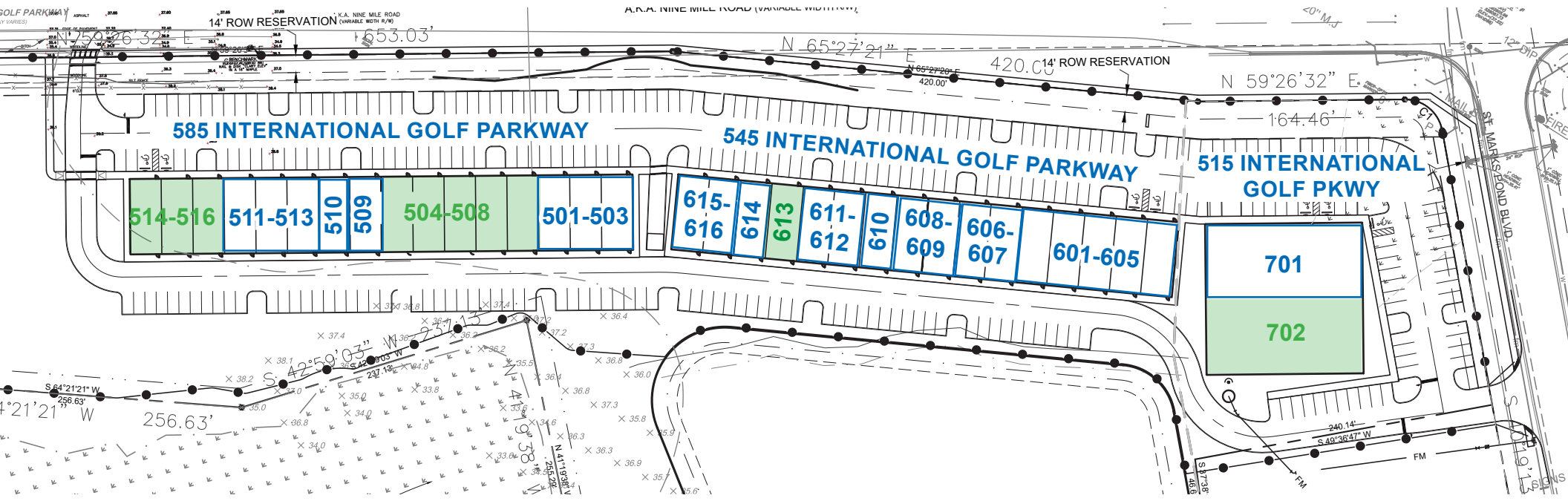
51 Ellis St, Saint Augustine, FL 32095 (Building 100)  
 Building Size: 20,790 SF 100% occupied, no vacancy



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**585 INTERNATIONAL GOLF PARKWAY**

Suite	Tenant	SF
501 - 503	Technique Prep Labs	4,500
504 - 508	Available	1,500 - 7,500
509	Diamond Detailing	1,500
510	Marisa Lynn Studios	1,500
511 - 513	Shinsei Martial Arts	4,500
514 - 516	Available	1,500 - 4,500

**545 INTERNATIONAL GOLF PARKWAY**

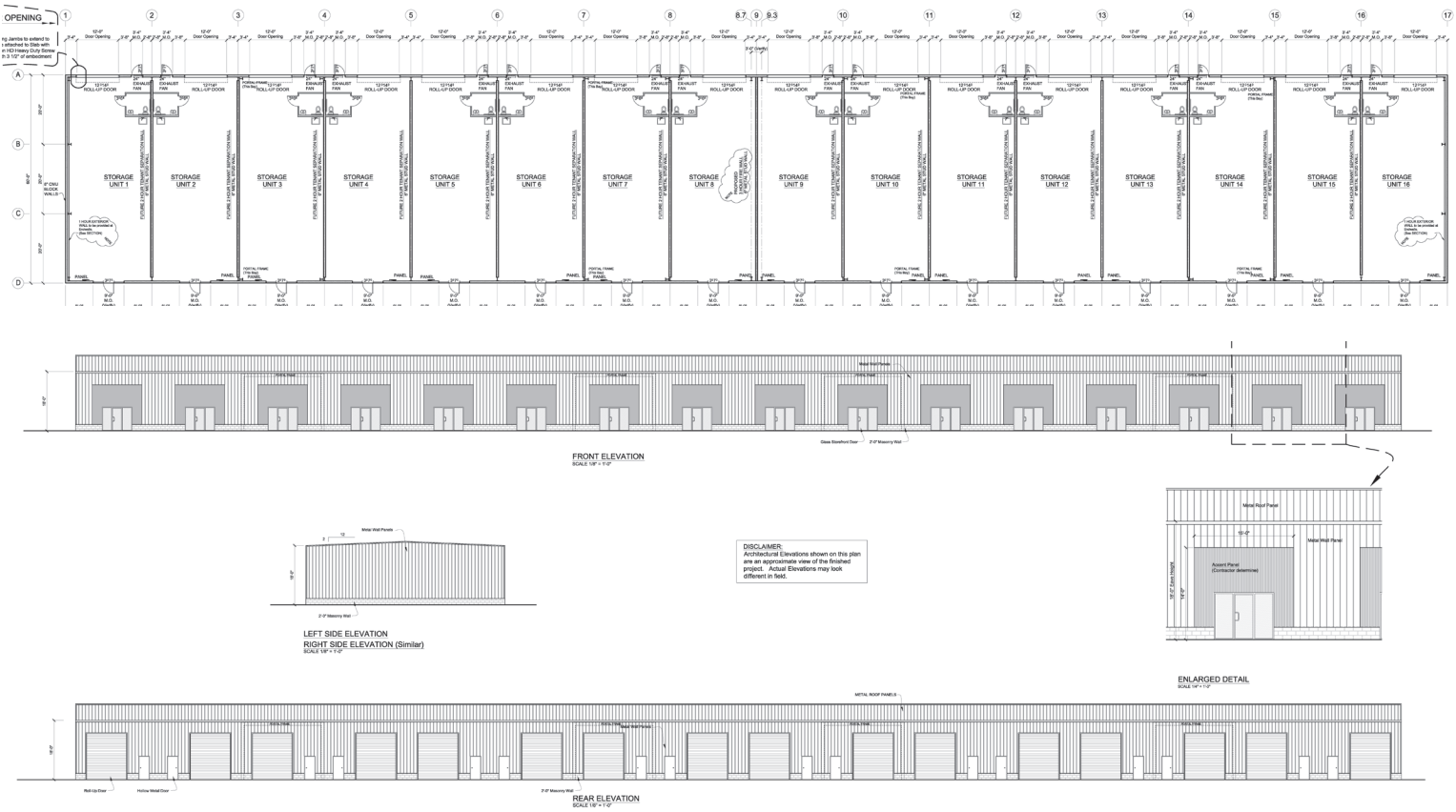
Suite	Tenant	SF
601 - 605	Twisted Pro	7,500
606 - 607	Milians Motorsport	3,000
608 - 609	Carroll Autowerks	1,500 - 3,000
610	Inspiration Interiors	1,500
611 - 612	Palencia BJJ	3,000
613	Available	1,500
614	Mister Softee	1,500
615 - 616	Jax Ballet	3,000

**515 INTERNATIONAL GOLF PARKWAY**

Suite	Tenant	SF
701	Smith Trucking	7,500
702	Available	1,500 - 7,500

# Progress Photos

Saint Marks Pond Business Park | St. Augustine, FL

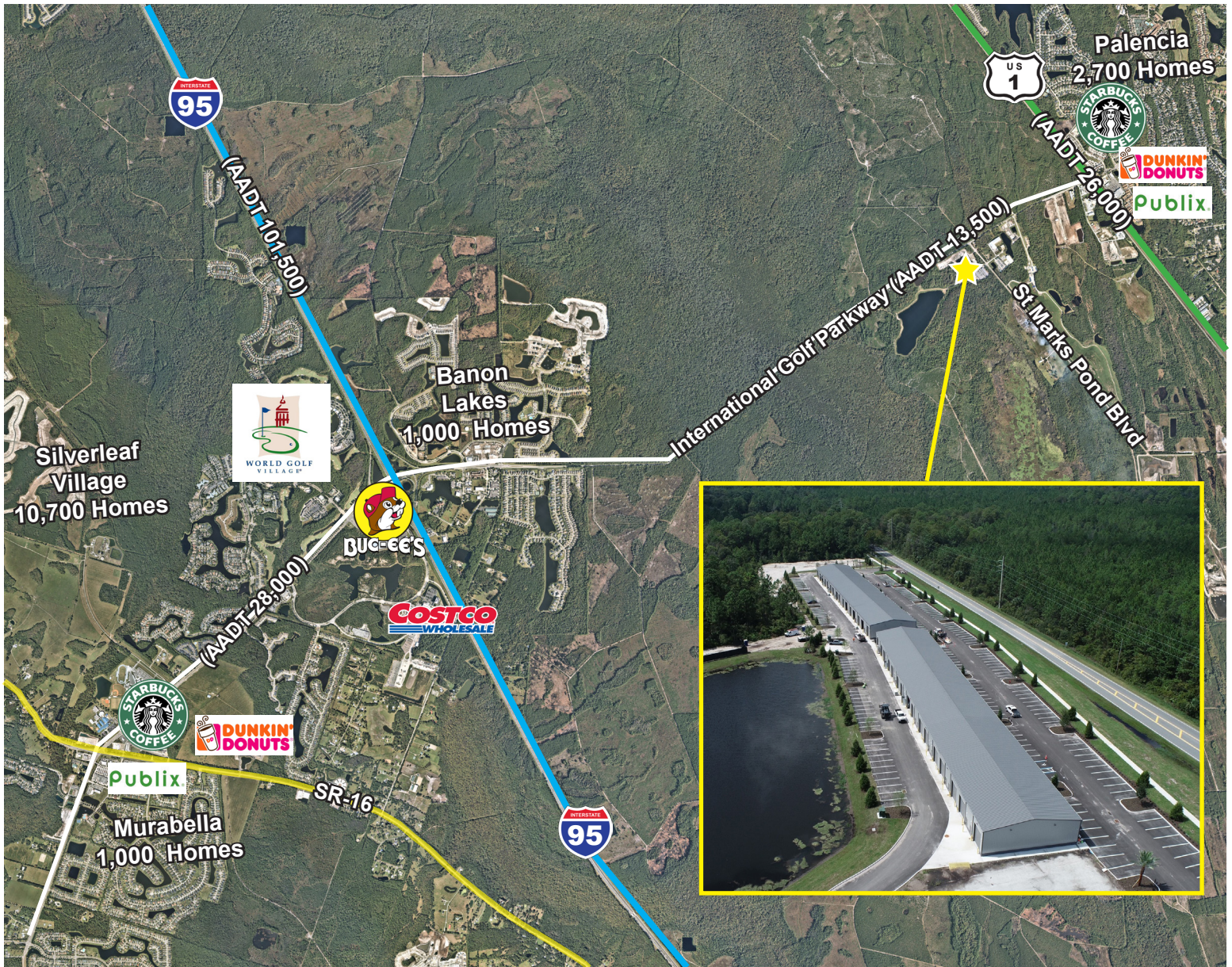


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# Local Area

Saint Marks Pond Business Park | St. Augustine, FL



## Local Demographics

	2 mi	5 mi	10mi
2023 Population	4,668	23,157	144,004
2028 Estimated Population	5,412	26,826	164,584

### Notable neighborhoods (within 10 Mile Radius):

Nocatee	10,000 Homes	Palencia	2,700 Homes
Silverleaf	10,700 Homes	Beachwalk	3,000 Homes
Bannon Lakes	1,000 Homes	Murabella	1,000 Homes

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