

SALE

2071 DOBBS ROAD
2071 Dobbs Road St. Augustine, FL 32086



PROPERTY DESCRIPTION

Explore the potential of this exceptional Industrial/Flex Space opportunity located in St. Augustine, FL. Boasting an almost 1K SF fully built out office with 2 separate entrances and an additional 1,225 SF metal building with storage fully fenced in, this property offers versatile space for a range of industrial and flex space uses. The well-maintained facility provides an ideal environment for manufacturing, distribution, or flexible office space needs. Its strategic location in St. Augustine presents access to key transportation routes and nearby amenities. With its adaptable layout and prime location, this property stands as a promising asset for investors or owners seeking a strategic foothold in the thriving St. Augustine industrial market.

PROPERTY HIGHLIGHTS

- Stand alone
- Fully Fenced
- Flex Space
- IW Zoning

OFFERING SUMMARY

Sale Price:	\$674,900
Lot Size:	0.29 Acres
Building Size:	2,185 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	631	2,204
Total Population	397	1,496	5,258
Average HH Income	\$73,043	\$70,503	\$73,802

Adam Lanteigne
(904) 584-7777

Brian McCaffrey
(904) 827-1717

Eric Maimo
(904) 537-6443



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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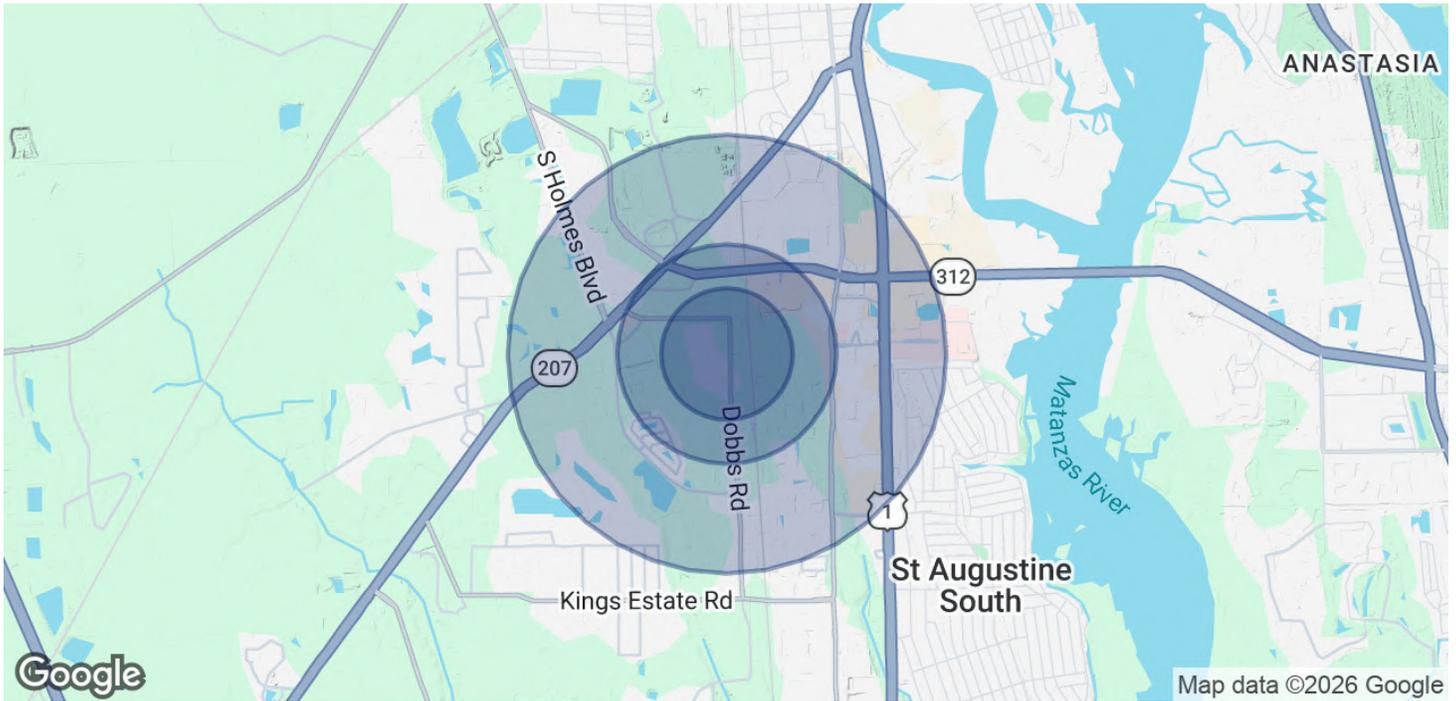
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	397	1,496	5,258
Average Age	43	43	43
Average Age (Male)	42	42	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	631	2,204
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,043	\$70,503	\$73,802
Average House Value	\$324,535	\$331,081	\$311,641

Demographics data derived from AlphaMap

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