

# FOR LEASE

## 4549 ST. AUGUSTINE ROAD INDUSTRIAL PARK



2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223

4549 Saint Augustine Road, Jacksonville, FL 32207



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	76,000 SF
Available SF:	1,500 - 4,500 SF
Lot Size:	4.79 Acres
Number of Units:	4
Year Built:	1972
Zoning:	IL
Clear Height	14'

### PROPERTY OVERVIEW

Jacksonville's newest small-bay opportunity in the heart of the highly sought-after Southside submarket. This fully upgraded, multi-tenant industrial park currently has three (3) versatile units ranging from approximately 1,500 +/- SF to 4,500 +/- SF ideal for contractors, boat services, service businesses, and light industrial users.

Each unit has been newly renovated with modern office finishes, fresh paint, new flooring, and energy efficient LED lighting. Functional warehouse layouts include dedicated grade-level drive-in doors (approximately 12' wide by 12' high) to ensure seamless access and operational efficiency. This property has a newly built in automated entry gate and 24/7 surveillance system providing around-the-clock security.

### PROPERTY HIGHLIGHTS

- Newly upgraded St. Augustine Business Park
- Zoned Industrial Light (IL)
- Close to I-95
- Brand new built out offices
- 24/7 surveillance system

### PRESENTED BY:

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#### CAMERON MESH

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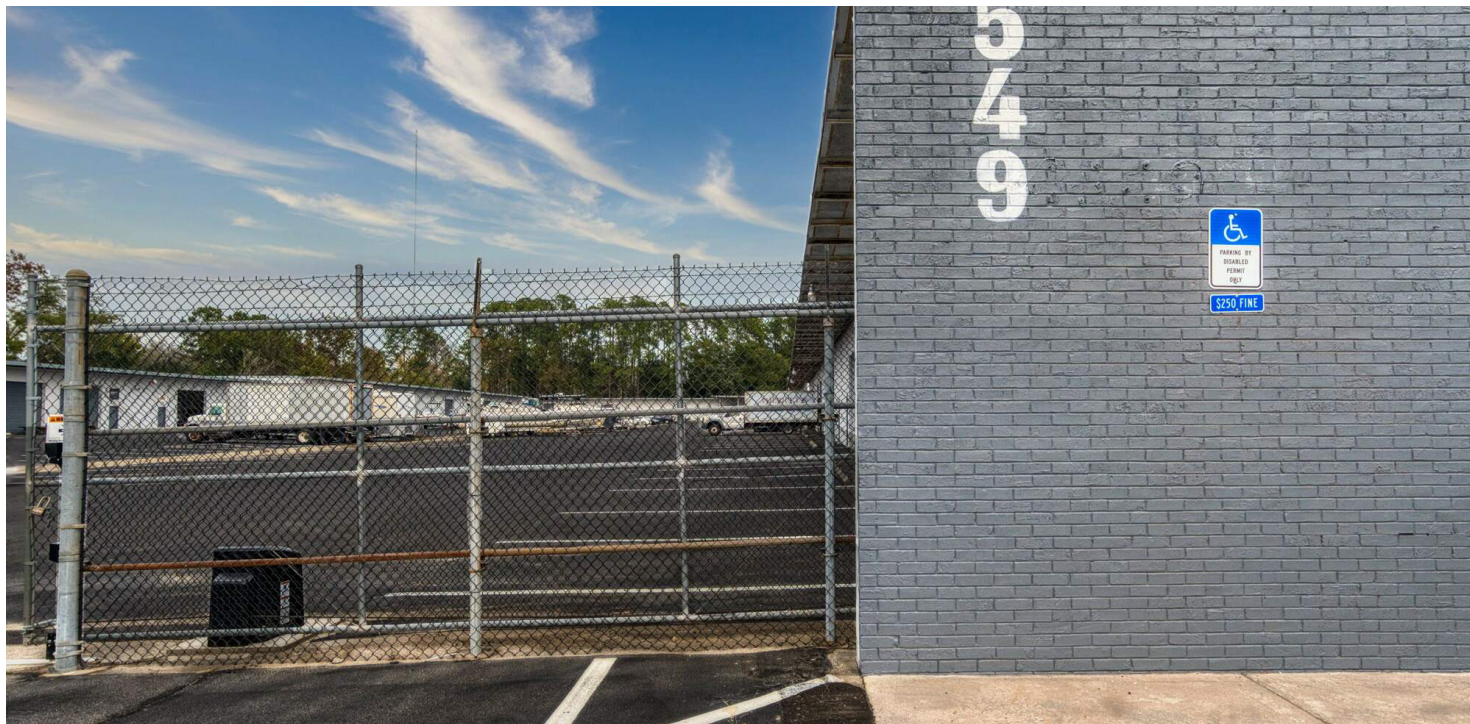


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**ADDITIONAL PHOTOS**

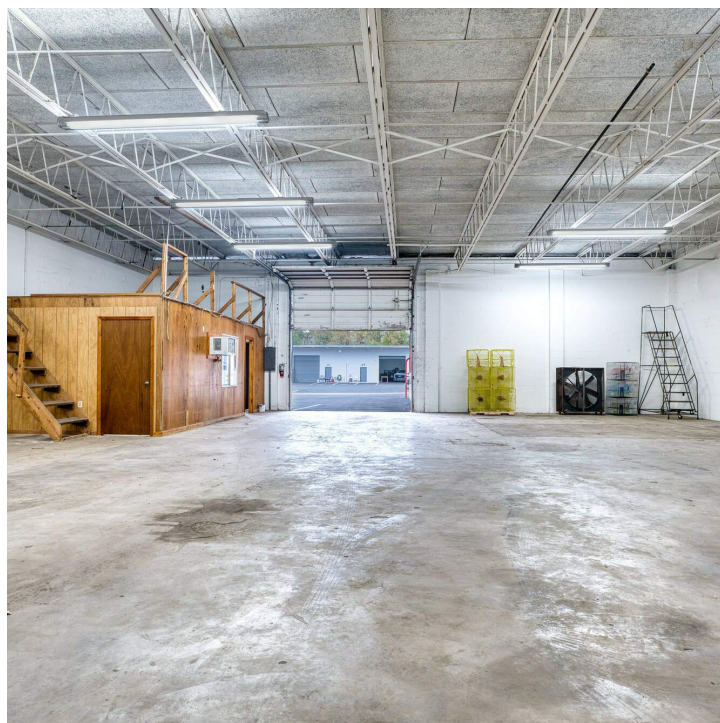


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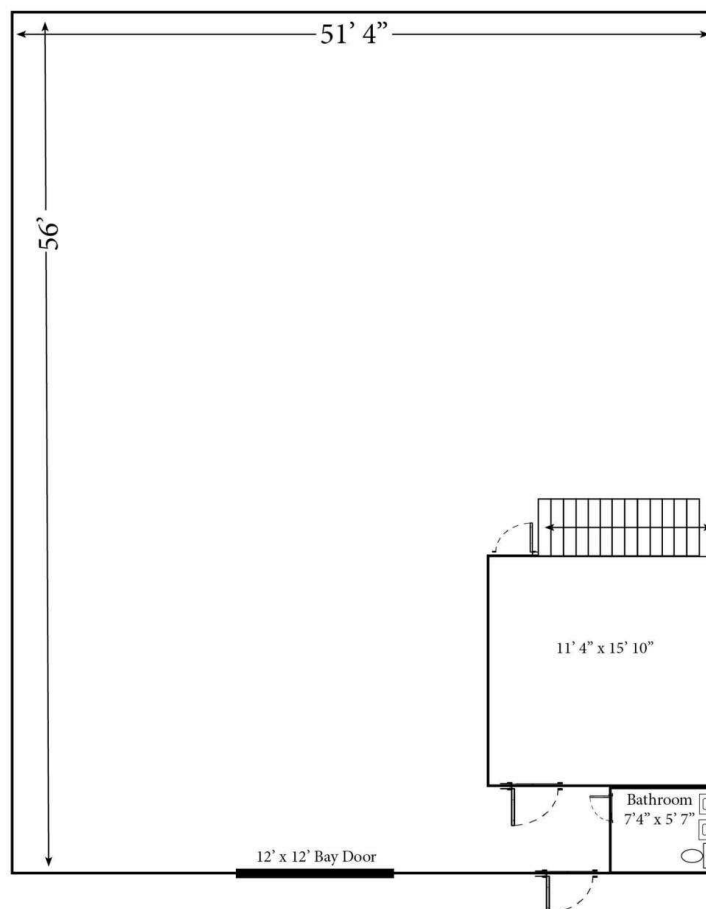
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## Unit 8



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**FLOOR PLANS**

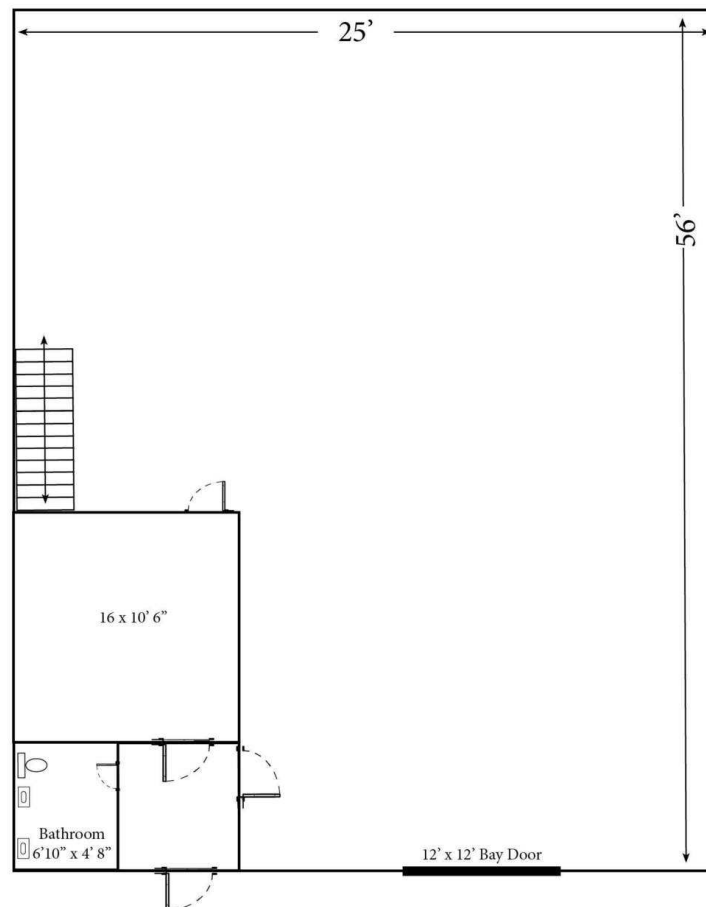
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**Unit 20**



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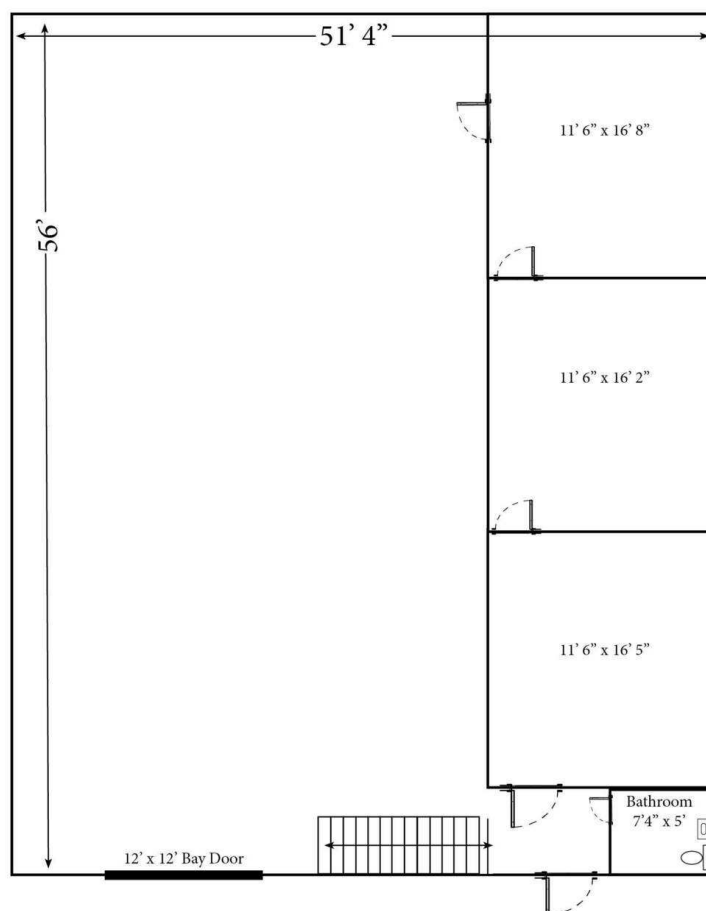
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**Unit 22**



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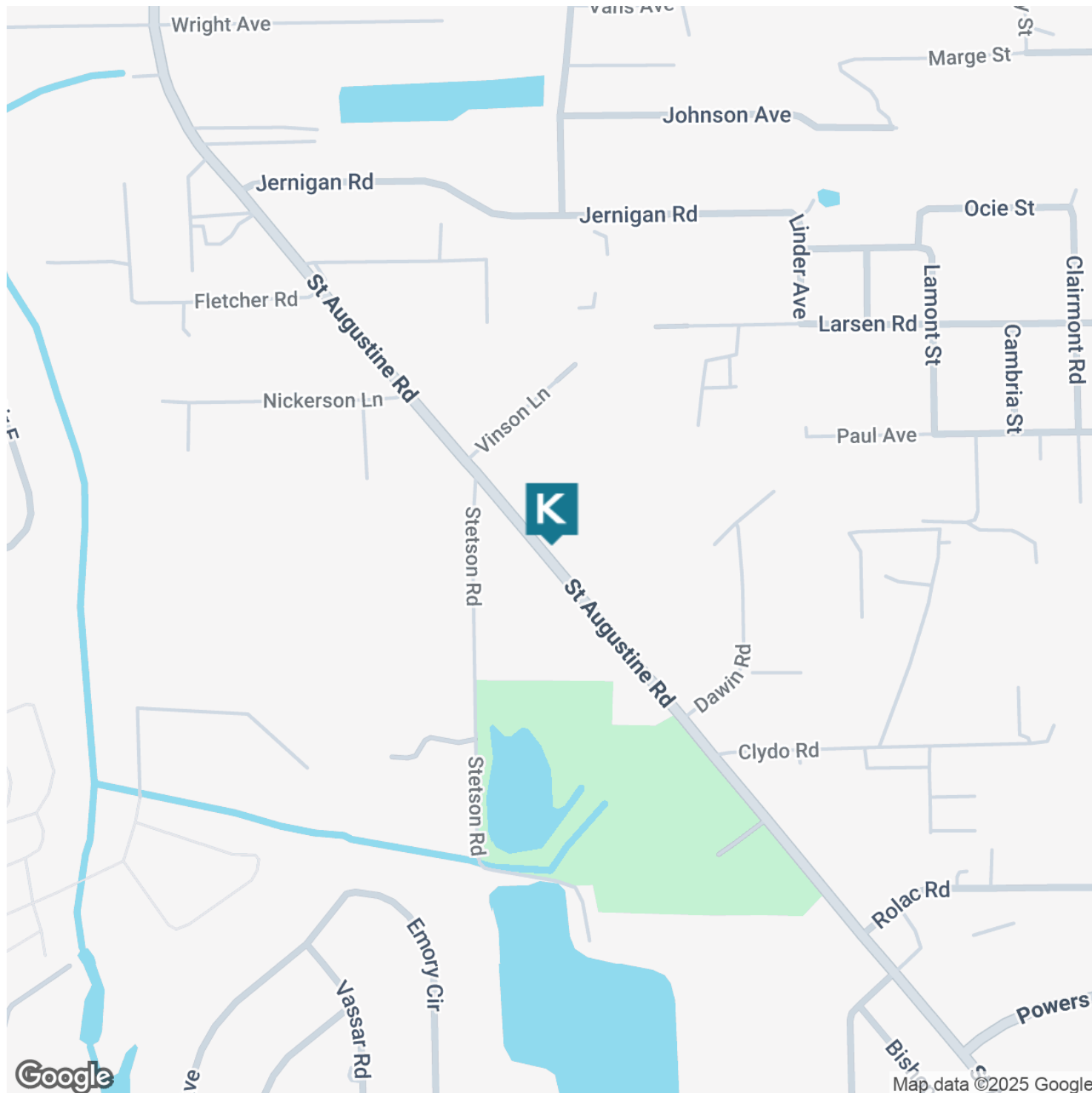
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LOCATION MAP



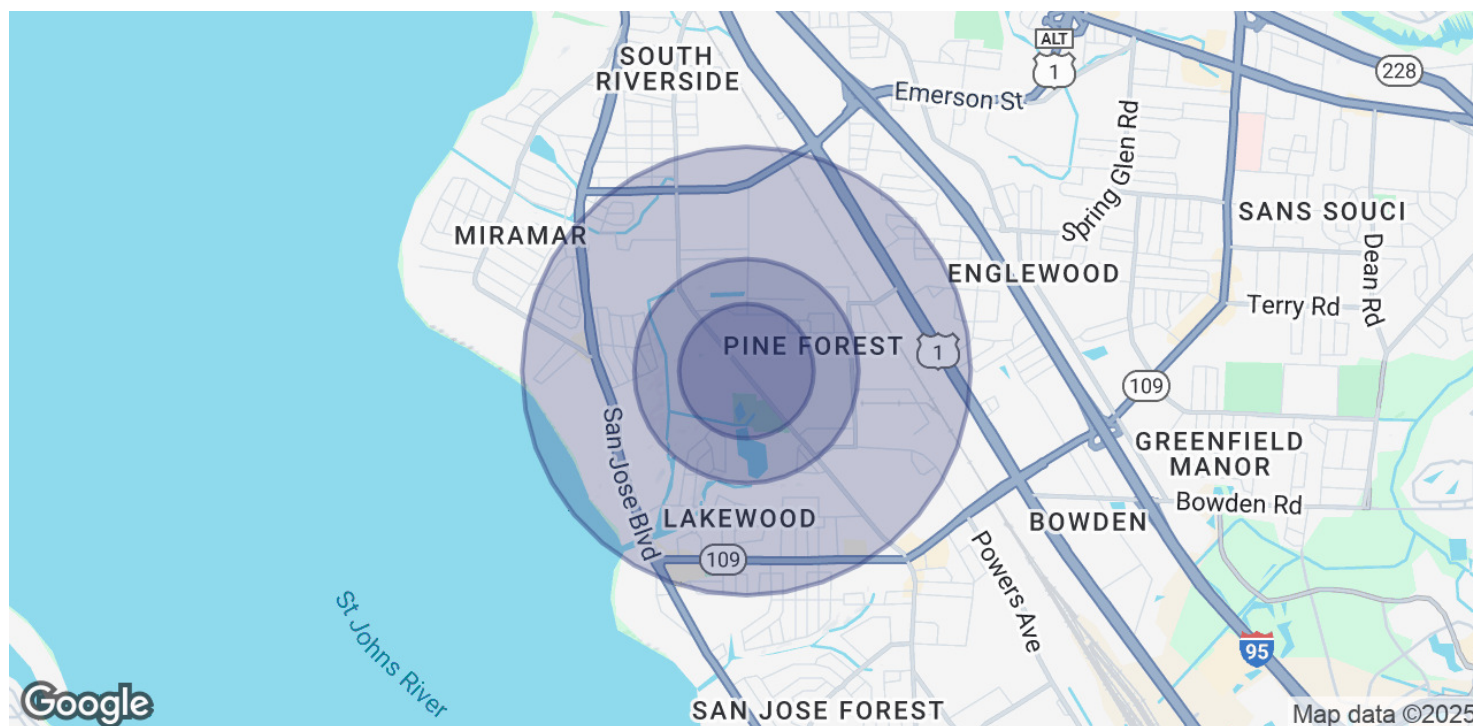
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	195	1,269	7,742
Average Age	42	39	40
Average Age (Male)	40	38	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	86	532	3,241
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$82,525	\$67,519	\$83,704
Average House Value	\$351,575	\$384,008	\$456,984

Demographics data derived from AlphaMap

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