

LEASE

DOBBS ROAD FLEX WAREHOUSE CONDO

1761 Dobbs Road, Saint Augustine, FL 32084



PROPERTY DESCRIPTION

Rare industrial flex space for lease in Saint Augustine, offering excellent functionality and operational flexibility. With ample room to support a wide range of business uses, convenient ground-level doors to streamline inventory and equipment movement, generous circulation space, and a practical layout, this opportunity delivers an ideal setup in a highly accessible and desirable location for expanding companies.

LOCATION DESCRIPTION

Conveniently located on Dobbs Road between State Roads 207 and 312, offering quick access from major corridors with close proximity to Interstate 95 and surrounding industrial and commercial areas.

PROPERTY HIGHLIGHTS

- Zoning: Commercial, Warehouse (CW)
- Fully Air-Conditioned Warehouse with Epoxy Flooring!
- Unit #32 has Great Exposure/Visibility on SR 312!
- Great Location!
- Flexible Space Use!
- Available Now!

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,806 - 4,214 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	636	1,936
Total Population	130	1,524	4,625
Average HH Income	\$69,496	\$70,003	\$70,805

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**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

UNIT #25

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UNIT #31/32

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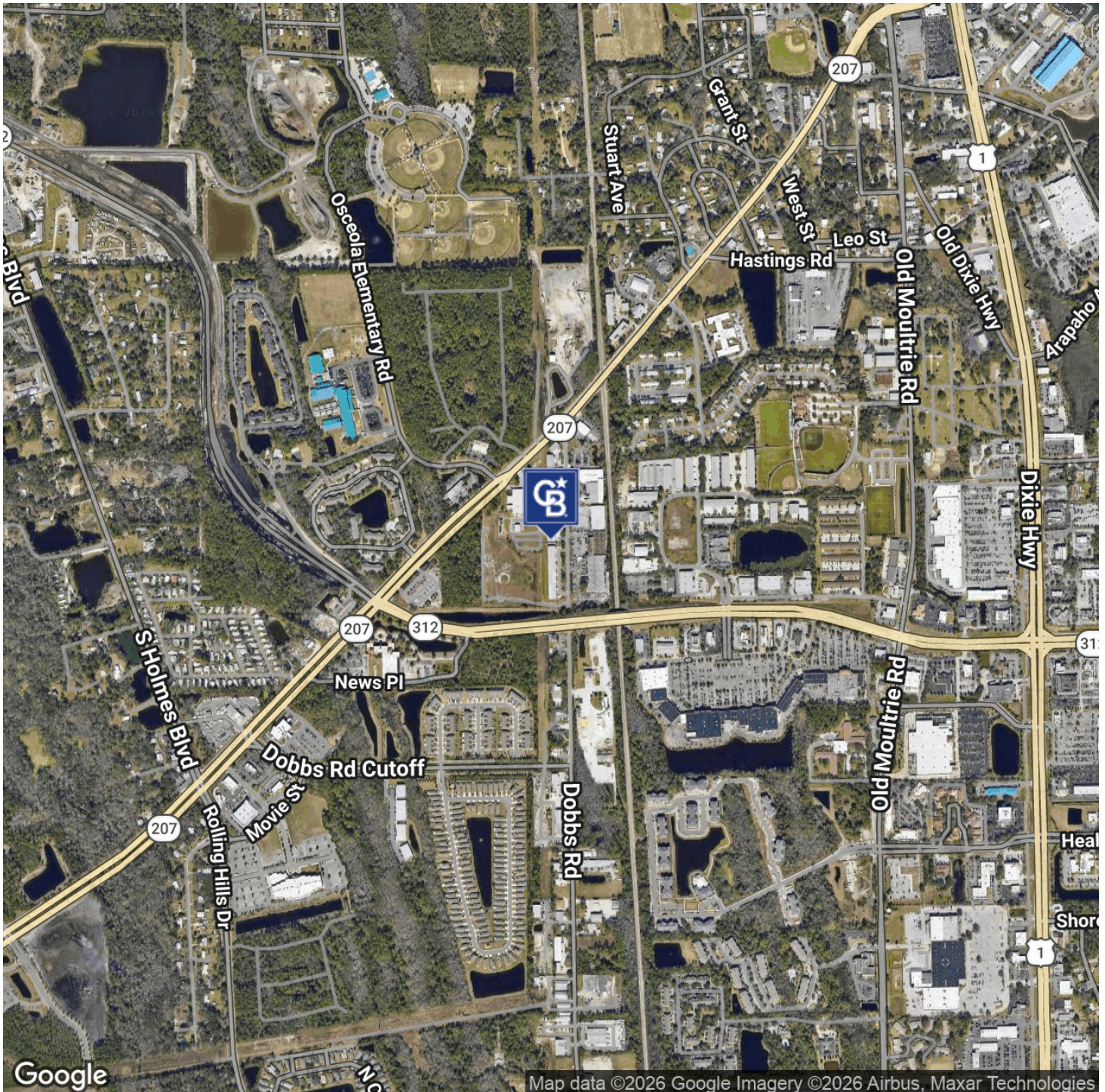


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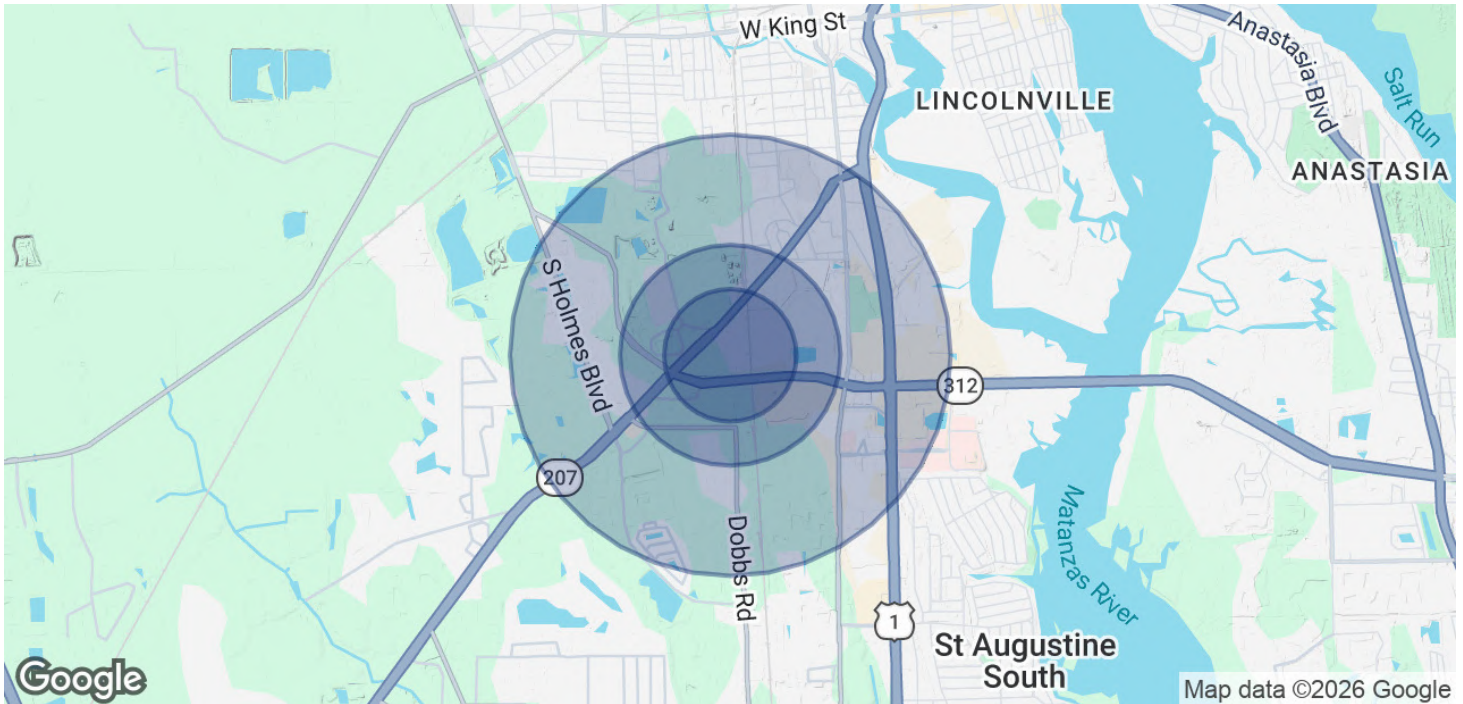


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	130	1,524	4,625
Average Age	43	41	42
Average Age (Male)	41	39	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	636	1,936
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$69,496	\$70,003	\$70,805
Average House Value	\$326,773	\$267,640	\$286,340

2020 American Community Survey (ACS)

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