

# STERLING PLAZA PHASE II

OLD DIXIE HIGHWAY PONTE VEDRA, FL 32081 ST JOHNS COUNTY

FLEX WAREHOUSE CONDOS

RESERVE NOW: www.stjohnscommerce.com



#### **DETAILS**

**CONTACT:** 

- Second Phase of Sterling Plaza which sold out before completion
- Pre-Leasing and selling during construction
- Flexible zoning and high parking ratio allows for commercial, retail, office, recreational and industrial uses
- 2,400-24,000 SF contiguous space available

- Shell condition, sprinklered, 20ft clear, ready for buildout
- Strategically located: 5 miles from Nocatee and Palencia
- 20 minutes from Town Center, Beaches, and major St. Johns County residential developments
- **Estimated completion Q2 2026**

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# **SUBJECT AERIAL**



### **SUBJECT AERIAL**



Continuation of successful Phase I elevations



- Located off of US 1
  3 mi south of Nocatee
  5 mi north of Palencia
- The Oaks Business Park
  43,200 SF Warehouse Development
  Completed 2006
- Sterling Plaza 57,600 SF Retail/Flex Development Completed 2022
- Shoppes of St Johns 57,500 SF Retail Center Completed 2006

### SITE PLAN

#### **FOR SALE**

- Front Entry/Front Roll Up
- Shell Condition
- 2,400-9,600 SF

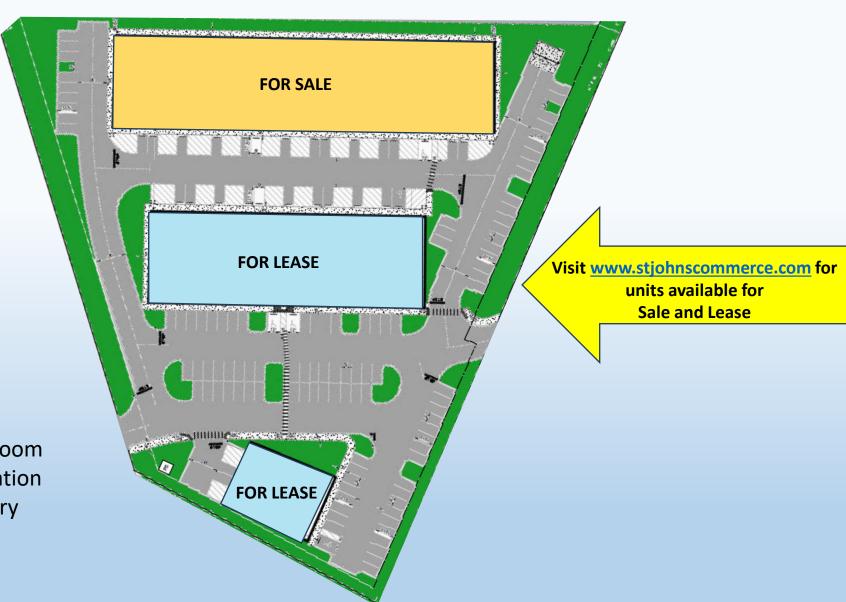
#### **FOR LEASE**

- Storefront/Rear Roll Up
- Up to 19,200 SF Contiguous
- Ability to build out during construction

#### **ZONING & USES**

- Commercial
- Retail
- Industrial
- Office

- Showroom
- Recreation
- Brewery
- Other



### **PROPOSED ELEVATIONS**







### **CONTACT INFO**



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