



For Sale

**Industrial Development
or IOS Opportunity**

15 Poole Blvd | St. Augustine, FL 32095

Sale Price: Subject to Offer

Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Michael Cassidy
Associate Vice President
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson
Senior Associate
+1 904 861 1124
gordon.olson@colliers.com

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

PROPERTY Overview



1.05± SF LOT SIZE



IL PUD ZONING

Unlock the potential of 15 Poole Blvd, a premier 1.05± acre industrial property strategically located in the thriving St. Johns County. Offering a unique blend of existing infrastructure and future development opportunities, this property is ideal for industrial park expansion, outdoor storage or light manufacturing.

Infrastructure & Development Potential

- All utilities and infrastructure are in place, including:
 - Master stormwater retention pond
 - Pre-installed stormwater pipes
 - Master lift station for sanitary sewer
 - Fully developed internal road system (Poole Blvd)
 - Curb cuts and driveway entrances in-place for all future building pads
- Zoned Light Industrial PUD with outside storage permitted by right
- Approved for up to 70% impervious surface coverage

Strategic Location & Industrial Versatility

Positioned with prime access to major transportation routes, this property is ideal for:

- Industrial park development
- Outdoor storage and logistics
- Warehousing and distribution
- Manufacturing & flex space

This well-planned industrial site is development-ready, saving both time and cost for investors looking to expand their operations. With its strategic access, extensive site preparation and zoning flexibility, this property presents an unmatched opportunity for investors, developers and owner-operators looking to capitalize on St. Johns County industrial market.



Address: 15 Poole Blvd, St. Augustine, FL 32095

Parcel ID: 072470-0070

Submarket: St. Augustine

Zoning: Light Industrial PUD

Parcel Size: 1.05± AC

Electrical Service: 3 Phase, 120/208 volt; 400 amps

Utilities: City of St. Augustine

PROPERTY Survey



PROPERTY Location



St. Johns County Industrial Submarket Overview

The St. Johns County industrial submarket has roughly **2 million SF** of space listed as available, for an availability rate of **20.2%**. As of the first quarter of 2026, there is 170,000 SF of industrial space under construction in St. Johns County. In comparison, the submarket has averaged 580,000 SF of under construction inventory over the past 10 years.

Inventory:

The St. Johns County industrial submarket contains roughly 9.6 million SF of inventory. The submarket has approximately 7.5 million SF of logistics inventory and 660,000 SF of flex inventory.

Vacancy:

St. Johns County vacancy rate of 18.4% compares to the submarket's five-year average of 5.3% and the 10-year average of 3.8%.

Current Quarter

Logistics: vacancy rate 23%, net absorption 119,053 SF

Flex: vacancy rate 5.4%, net absorption 2,240 SF

Flex rent vacancy forecast for 2030: 6.5%

Net Absorption for 2024 & 2025:

Inventory SF: 17,233,307

Net Absorption SF: 390,763

% of inventory: 2.25%

Rent:

- Rents average around \$10.90/SF for logistics buildings and \$18.60/SF for flex properties.
- Rents have changed by 2% year over year in St. Johns County, compared to a change of 1.7% market wide. Market rents have changed by 2% in logistics buildings year over year and 5% in flex buildings.
- In St. Johns County, five-year average annual rent growth is 7.4% and 10-year average annual rent growth is 7.1%.

Source: CoStar



Demographics

5 mile radius | Esri

| | |
|-------------------------------|-----------|
| Population 2025: | 29,309 |
| Population 2030: | 34,759 |
| Median Age 2025: | 44 |
| Median Age 2030: | 44.5 |
| Median Household Income 2025: | \$126,872 |
| Median Household Income 2030: | \$140,116 |
| Total Businesses: | 878 |
| Total Employees: | 6,683 |



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