

±1,200 – 18,060 SF INDUSTRIAL/FLEX SPACE AVAILABLE FOR LEASE

7 SAN BARTOLA DR, AND 1-3 WILLARD DR | SAINT AUGUSTINE, FL | 32086



LOCAL MARKET EXPERT

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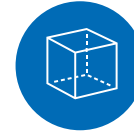
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

PROPERTY DETAILS



Available Size
±1,200-18,060 SF



Building Size
37,110 SF Total



Property Size
2.21 Acres



Clear Height
14' - 16'

Zoning

IW (Industrial Warehouse)

Power

3-Phase

Premium Location

Close Proximity to Flagler Hospital, US-1, SR-312, and I-95

Demisable Space

Ideal For Various Business Needs

High Visibility

Located In A Well-Trafficked Area, Maximizing Exposure For Businesses

Renovations

Park Improvements In Progress

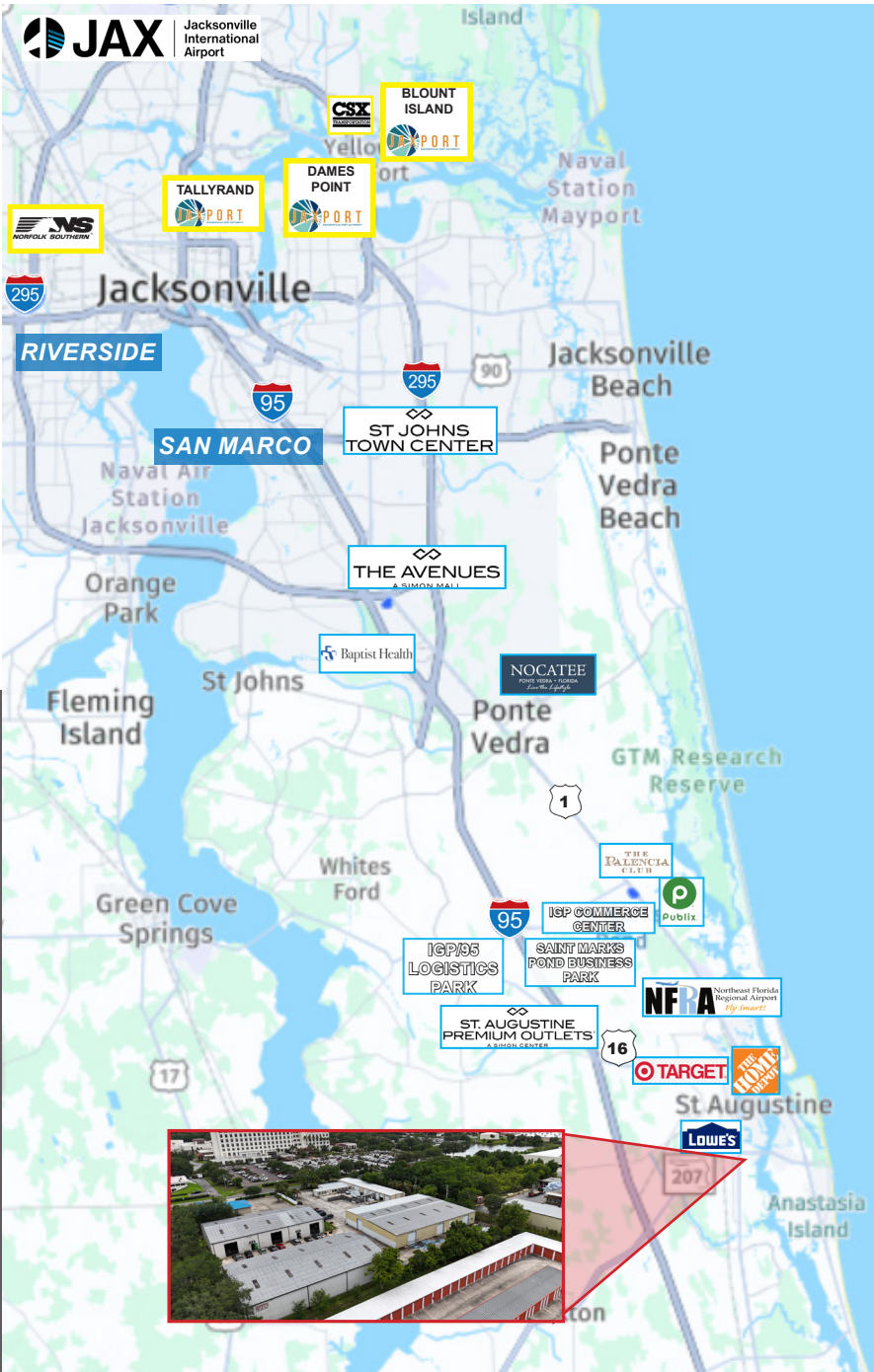
**Contact For Lease Rate:
Ask About Tenant Buildout
And Improvements**

7 San Bartola Dr, And 1-3 Willard Dr is an ideal location for businesses focused on efficient transportation and streamlined logistics. Located in the St Johns industrial submarket which has a vacancy rate of 3.3% as of the fourth quarter of 2024.

St Johns's vacancy rate of 3.3% compares to the submarket's five-year average of 2.5% and the 10-year average of 2.9%. The St Johns industrial submarket has roughly 1.0 million SF of space listed as available, for an availability rate of 11.5%. As of the fourth quarter of 2024, there is 1.1 million SF of industrial space under construction in St Johns. In comparison, the submarket has averaged 360,000 SF of under construction inventory over the past 10 years.

The St Johns industrial submarket contains roughly 7.6 million SF of inventory. The submarket has approximately 5.7 million SF of logistics inventory, 630,000 SF of flex inventory, and 1.3 million SF of specialized inventory.

Rents have changed by 6.8% year over year in St Johns, compared to a change of 8.3% market wide. Market rents have changed by 7.2% in logistics buildings year over year, 3.8% in flex buildings, and 6.4% in specialized buildings. Annual rent growth of 6.8% in St Johns compares to the submarket's five-year average



Space Availability

7 San Bartola Dr, And 1-3 Willard Dr | Saint Augustine, FL | 32086



7 San Bartola Dr: 1,200 - 7,310 SF Available

Suite 1: ±4,760 SF
Available 3/1/25
Warehouse: ± 2,280 SF
Office: ± 2,480 SF
Loading: Grade Level (16' x 12')

Suite 2: ±1,350 SF
Available 3/1/25
Warehouse: ± 1,350 SF
Loading: Two Grade Level Doors
(12' x 12' and 10' x 12')

Suite 3: ±1,200 SF
Available 3/1/25
Loading: Three Grade Level Doors
(12' x 12', 10' x 12', and 8' x 12')
Suite Dimensions: 30' x 40'

**Suite 1, 2, And 3 Combined Allows
For ±7,310 SF Contiguous Space**
Suite 1 And 2 Combined = ±6,110 SF
Suite 2 And 3 Combined = ±2,550 SF

7 San Bartola Dr: 4,000 SF Available

Suite 7B: ±3,250 SF
Available 3/1/25
Suite Dimensions: 50' x 65'
Loading: Two Grade Level Doors
(12' x 14')

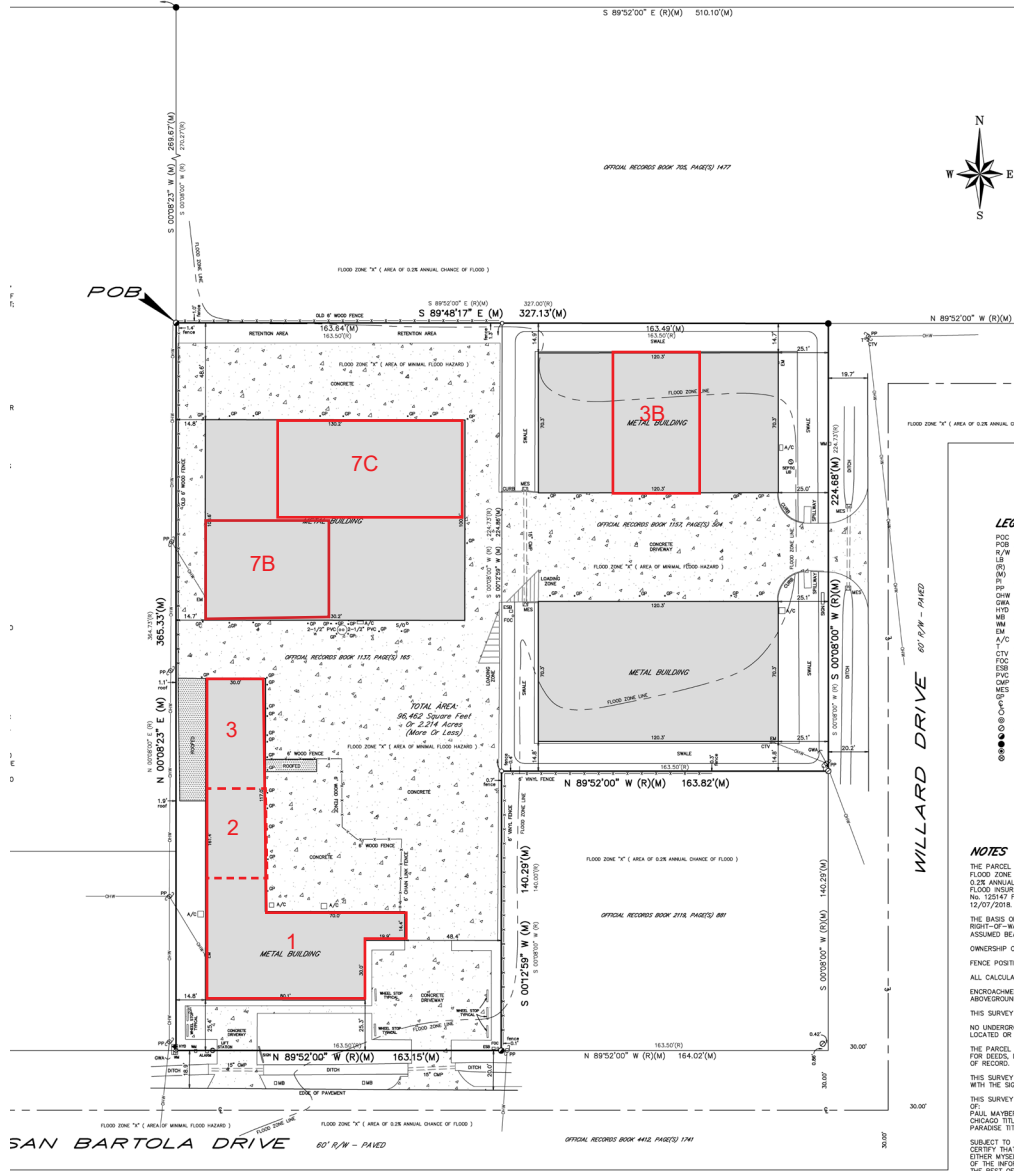
Suite 7C: ±4,000 SF
Currently Vacant
Warehouse: ±3,804 SF
Office: ±196 SF (14' x 14')
Suite Dimensions: 50' x 80'
Loading: Two Grade Level Doors
(12' x 14')

3 Willard Dr: 3,500 SF Available

Suite 3B: ±3,500 SF
Available 3/1/25
Warehouse: ±3,500 SF
Loading: Grade Level (12' x 14')

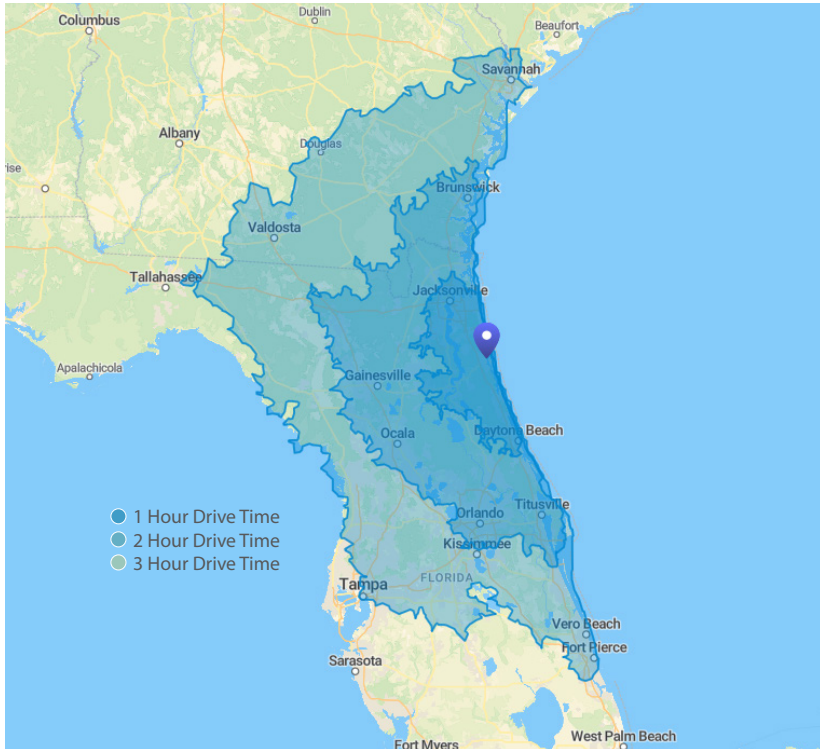
Site Plan

7 San Bartola Dr, And 1-3 Willard Dr | Saint Augustine, FL | 32086



Local Area

7 San Bartola Dr, And 1-3 Willard Dr | Saint Augustine, FL | 32086



Point of Interest	Time	Miles
I-95	12 min	5.4
US-1	2 min	0.5
JAX International	60 min	57
North Florida Regional	17 min	6.9
Downtown St Augustine	11 min	3.0



- ✓ **Jacksonville warehouse location for regional and local operations**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Strong Local Labor Base**

7 San Bartola Dr, And 1-3 Willard Dr are proximate to the region’s major transportation infrastructure, providing direct access and serviceability to the St Johns and Duval metro and neighboring regions.

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Building Plans

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Available Space: Suite 7C ±4,000 SF Currently Vacant



Available Space: Suite 1-3 ±1,200 – 7,310 SF Available 3/1/25



Local Area Photos



WHY ST AUGUSTINE

St Johns County is one of Florida's fastest growing regions, blending rich history with modern amenities and thriving economic development. Known for its high quality of life, top rated schools, and strategic location in Northeast Florida. St Johns County is among the top counties in Florida for population growth, becoming an attractive destination for both families and business alike.

St. Augustine, located within St. Johns County, is America's oldest city, blending 450 years of history with a modern, vibrant economy. This unique city offers a wealth of opportunities for residents, businesses, and visitors alike. [Here's why St. Augustine stands out:](#)



Rich Historical Significance

Founded in 1565, St. Augustine is steeped in history, drawing millions of visitors each year to its cobblestone streets, historical landmarks, and attractions like Castillo de San Marcos, the Fountain of Youth, and Flagler College. This historical backdrop creates a unique atmosphere, enriching the community and supporting a thriving tourism history.

Growing Population and Thriving Tourism

As one of Florida's top tourism destinations, St. Augustine benefits from a steady influx of visitors, fueling the local economy and creating opportunities in retail, hospitality, and service sectors. Additionally, the city's attractive lifestyle has led to a growing population, driving demand for residential and commercial developments.

Quality of Life

St. Augustine offers a high quality of life with scenic coastal views, beautiful beaches, and a warm, year-round climate. Residents enjoy outdoor activities like boating, fishing, and golfing, along with a bustling downtown filled with restaurants, art galleries, and boutiques. Its close-knit community and small-town feel make it an attractive place to call home.

Access to Key Markets

St. Augustine's strategic location near Jacksonville and other major Florida markets makes it an excellent base for businesses. With easy access to I-95, US-1, and proximity to JAXPORT, Jacksonville International Airport, and three major rail lines, companies can efficiently manage logistics, transportation, and distribution.

Educational Opportunities

St. Augustine is home to Flagler College, a highly regarded liberal arts college that attracts students from across the country. Additionally, the nearby University of North Florida and Jacksonville University provide ample educational resources and a skilled workforce for local businesses.