

50 & 51 ELLIS STREET

SAINT AUGUSTINE, FL 32095



±1,890 - ±3,780SF INDUSTRIAL/FLEX SPACE AVAILABLE - FOR LEASE



**CONTIGUOUS SPACE AVAILABLE
FOR A ±3,780 SF USER**

Available: Unit 105

- ◆ Industrial/Flex Available December 1, 2024
- ◆ Suite 105: 1,890 SF
- ◆ HVAC \$3.00/SF
- ◆ Clear Span Warehouse
- ◆ Clear Height: 18'-25'
- ◆ Loading: Grade Level (14'x14')

Available: Unit 207 & 208

- ◆ Industrial/Flex Available December 1, 2024
- ◆ Suite 207 & 208: ±1,890 - 3,780 SF
- ◆ Unit 208: HVAC \$3.00/SF
- ◆ Clear Height: 18' - 25'
- ◆ Partially Air Conditioned
- ◆ Office Build Out
- ◆ Loading: Grade Level (14'x14')

Asking Rate: \$15.95 per SF/NNN

NNN: ± \$2.85 per SF

For more information please contact our exclusive agent:

Colby Sims Vice President
csims@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

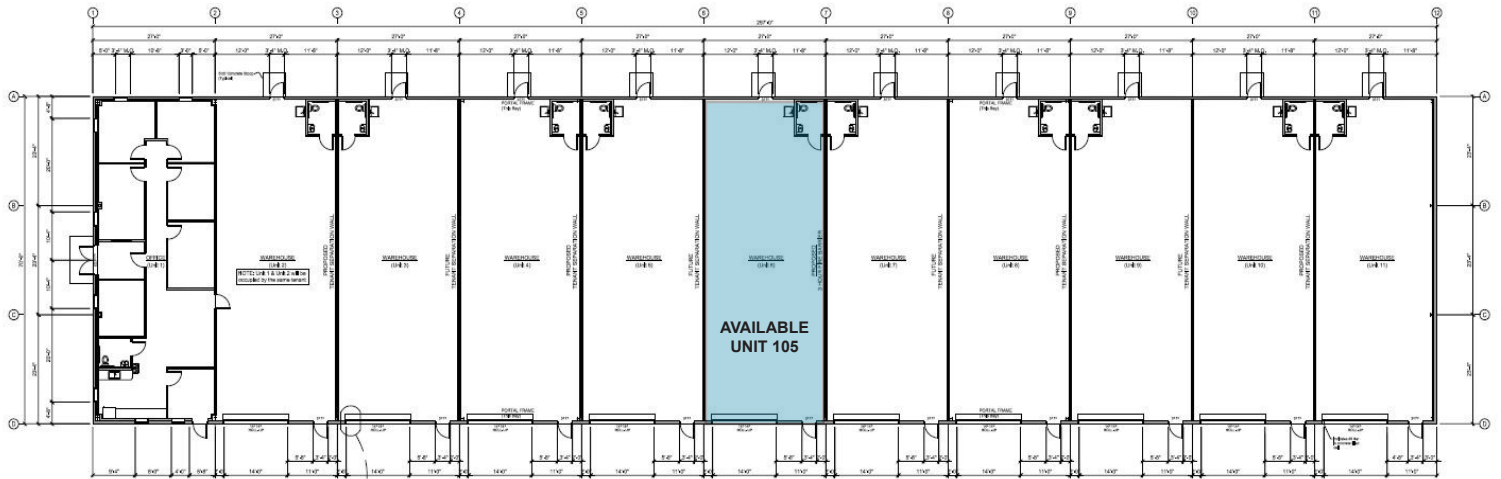
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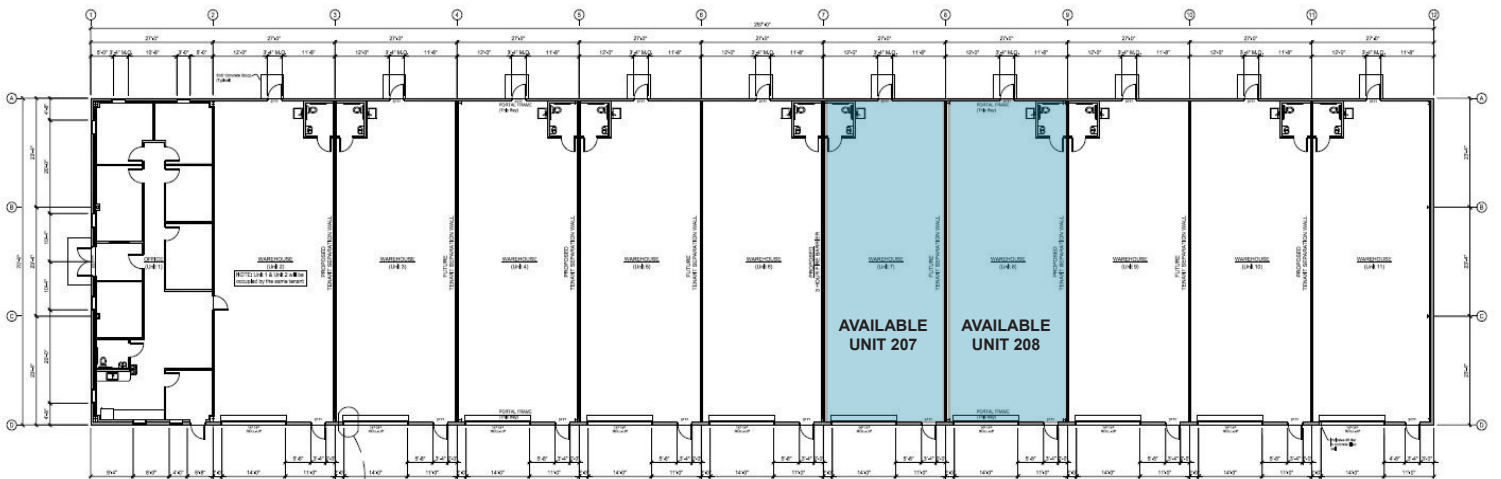
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally 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.

Floor Plan

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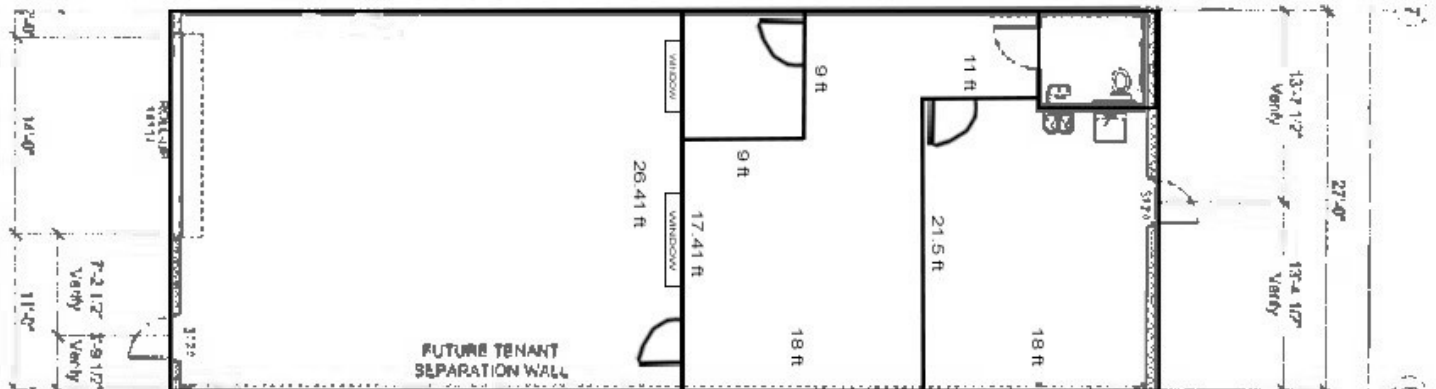


FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT 208 FLOORPLAN:



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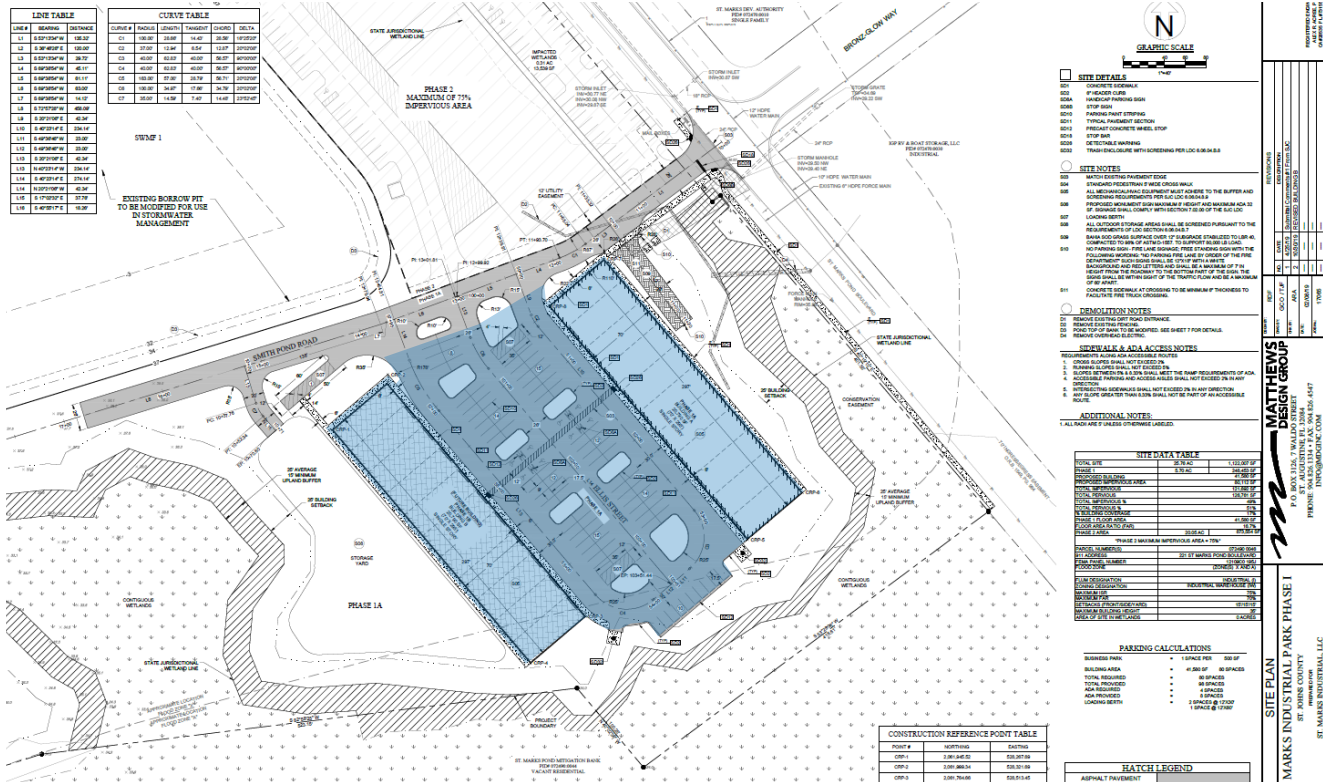
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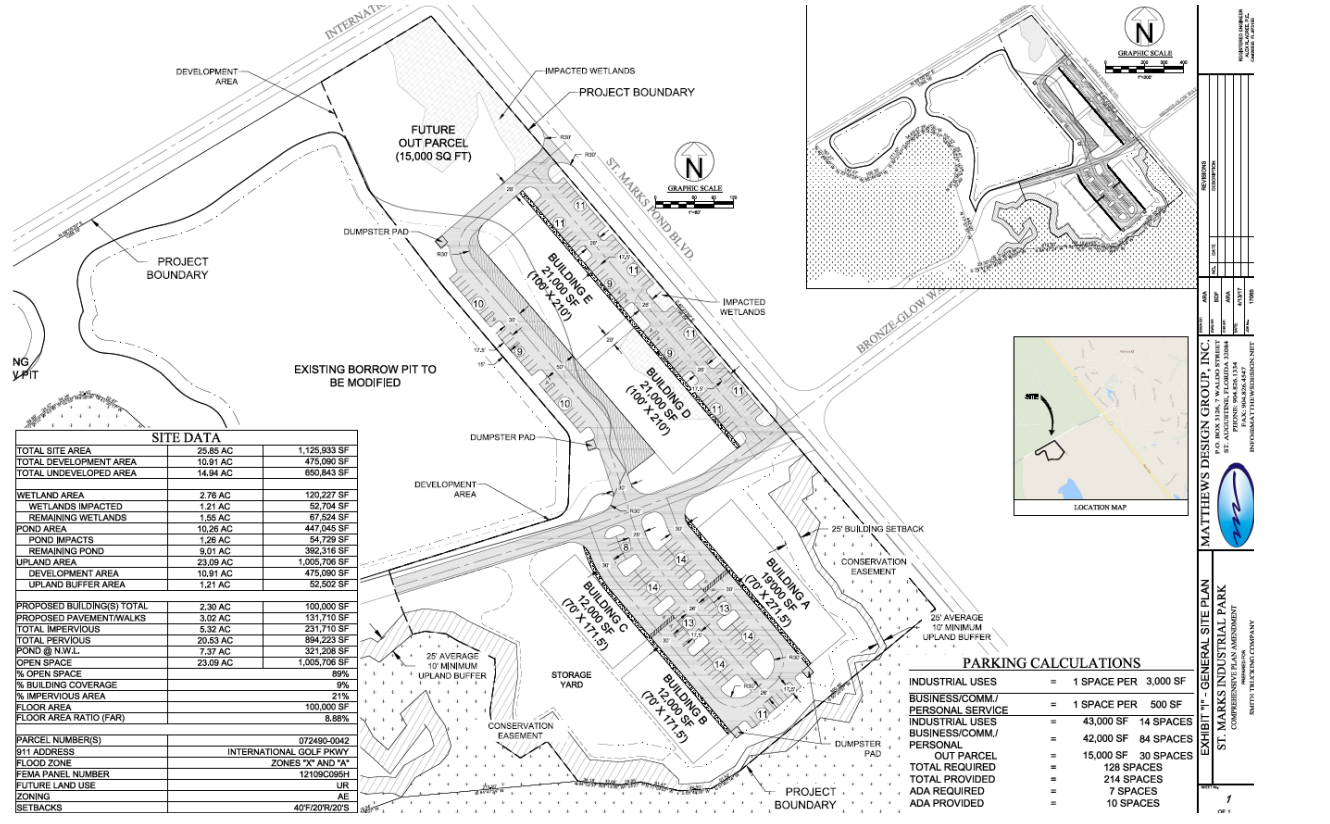
Site Plan

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Phase 1



Phase 2



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Property Photos

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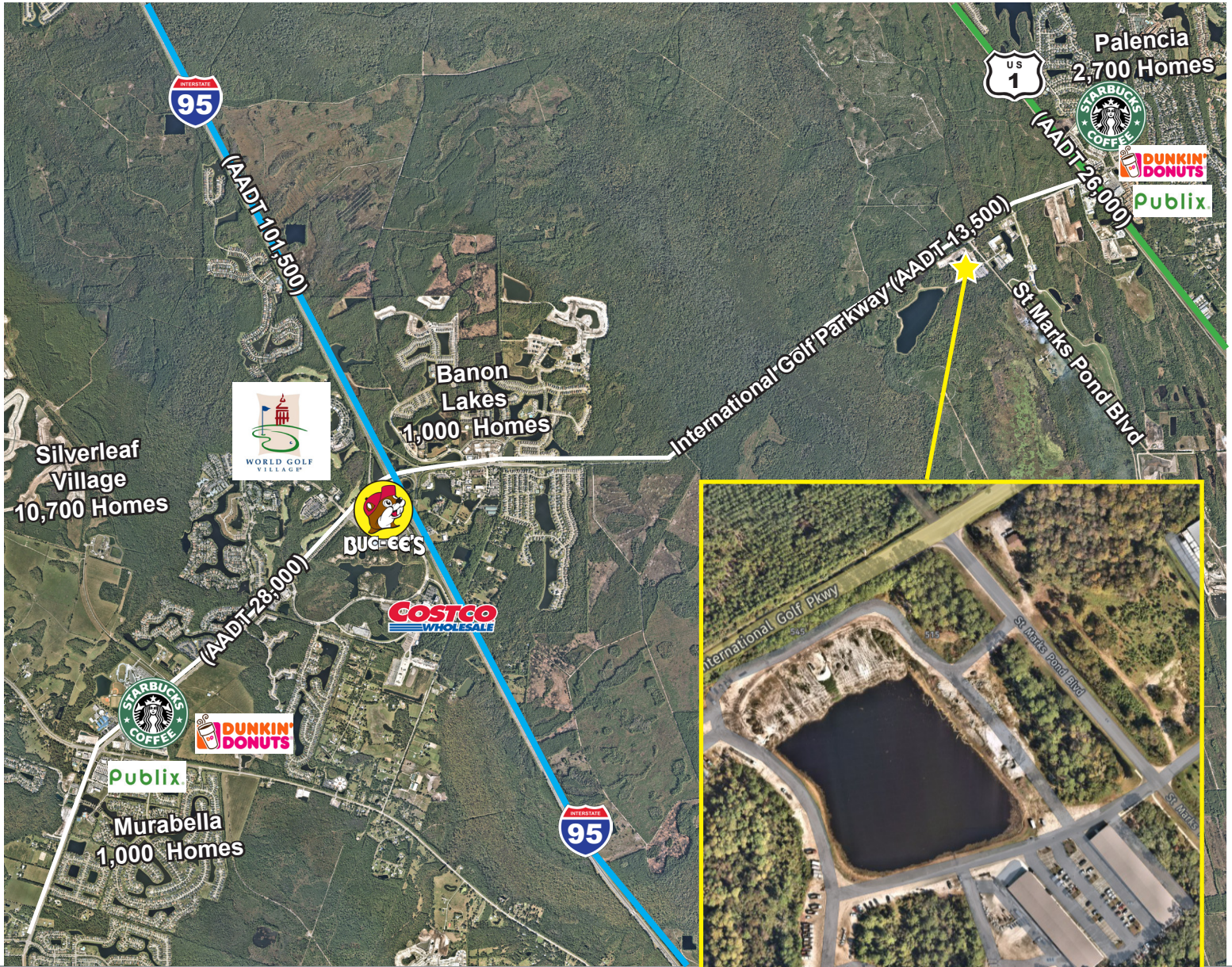
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Aerial

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Local Demographics

	2 mi	5 mi	10 mi
2023 Population	4,668	23,157	144,004
2028 Estimated Population	5,412	26,826	164,584

Notable neighborhoods (within 10 Mile Radius):

Nocatee	10,000 Homes	Palencia	2,700 Homes
Silverleaf	10,700 Homes	Beachwalk	3,000 Homes
Bannon Lakes	1,000 Homes	Murabella	1,000 Homes

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