

RESG

COMMERCIAL PROPERTIES

OFFICES—FLORIDA & GEORGIA:

88 RIBERIA STREET, SUITE 360 ST AUGUSTINE, FL 32084

100 N. GROSS ROAD, KINGSLAND GA, 31548

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Assembly For Sale

St. Augustine, FL 32084 | St. Johns County

Price:	\$1,691,500
Total Size:	± 3.98 Acres
Site 1	± 3.23 AcresSF
Site 2	± 0.75 AcresSF
Proposed Building(s):	± 49,029 SF
Zone:	± 3.39 Ac IW (Industrial Warehouse) ± 0.59 Acres OR (Open Rural)
Current Use:	Light Manufacturing Mobile Home Park Single Family Residence
Future Land Use:	Mixed Use District
Utilities:	Public Available
Frontage:	± 160 Ft. (Industry Cntr. Rd.)
PID:	088260-0010, 088260-0000, 088275-0000, 088280-0010

Prime Industrial Assemblage – Industry Center Rd | St. Augustine, FL—Exceptional opportunity for **owner-users, developers, or investors** along Industry Center Road and Comet Drive with secondary access via Star Gate Drive. Zoned **Industrial Warehouse (IW)** and **Open Rural (OR)**, allowing uses such as light manufacturing, warehouse, business park, outside storage, boat/RV storage, veterinary/boarding, trade schools, and more.

- ✓ **Two ingress/egress points** on Industry Center Rd for enhanced public and fire-service access
- ✓ **Utilities available** along Industry Center Rd
- ✓ **New traffic signals pending** at Industry Center Rd & Stratton Rd / SR-16
- ✓ **Plans, surveys, and concept layouts** available

Strategic St. Johns County location offering outstanding visibility and connectivity — ideal for build-to-suit, investment, or long-term hold.

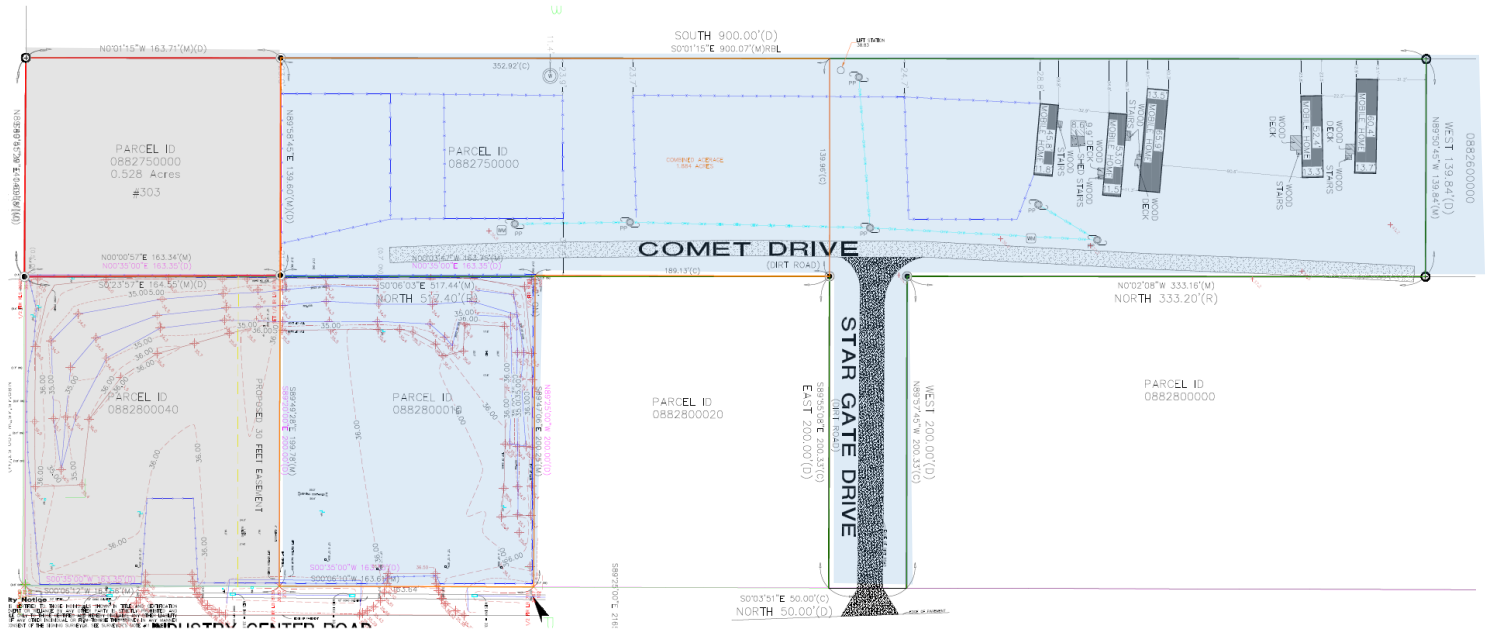
Location:



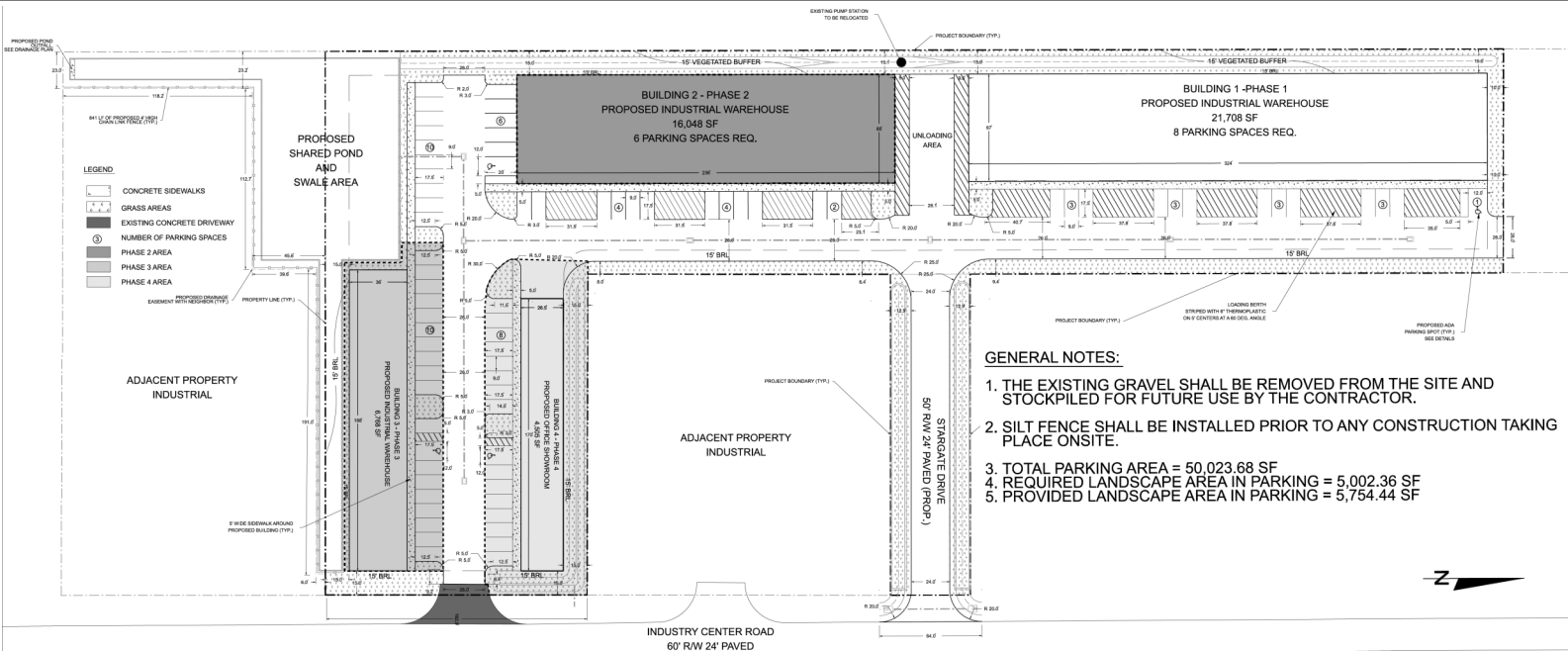
COMPLETE PORTFOLIO & ADDITIONAL DETAILS AT WWW.RESGCOMMERCIAL.COM

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Site | Partial Survey:



Proposed Site Plan



Proposed Traffic Light | Stratton and Industry Center

