



NWC OF I-95 & SR 207 • LAND FOR SALE

FIRST COAST DISTRIBUTION CENTER • ST. AUGUSTINE, FLORIDA 32033

SALE

57.5 Contiguous Acres

3 Parcels

- Parcel A 5.7 acres
- Parcel B 16.0 acres
- Parcel C 35.8 acres

FIRST COAST DISTRIBUTION CENTER

- PUD zoning
- Freeway frontage

SALE PRICE

\$90,000 per usable acre

EXCLUSIVE AGENTS

Peter Crolius, SIOR
904.394.9960
peterc@grahamcompany.com

Mark Scott, SIOR
904.394.9965
marks@grahamcompany.com



9440 Philips Highway
Suite 1
Jacksonville, FL 32256

TEL 904.281.0003
FAX 904.281.0849
grahamcompany.com

Information deemed reliable, but not guaranteed.



NWC OF I-95 & SR 207 • LAND FOR SALE

FIRST COAST DISTRIBUTION CENTER • ST. AUGUSTINE, FLORIDA 32033

PROPERTY FEATURES

Size

- Gross Acres 57.5 AC
- Zoning PUD

Available Land

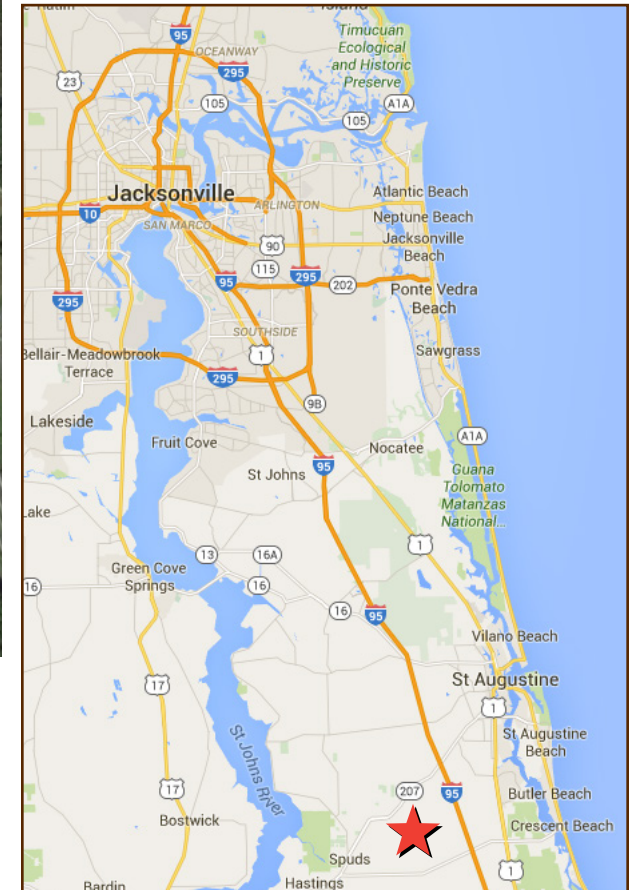
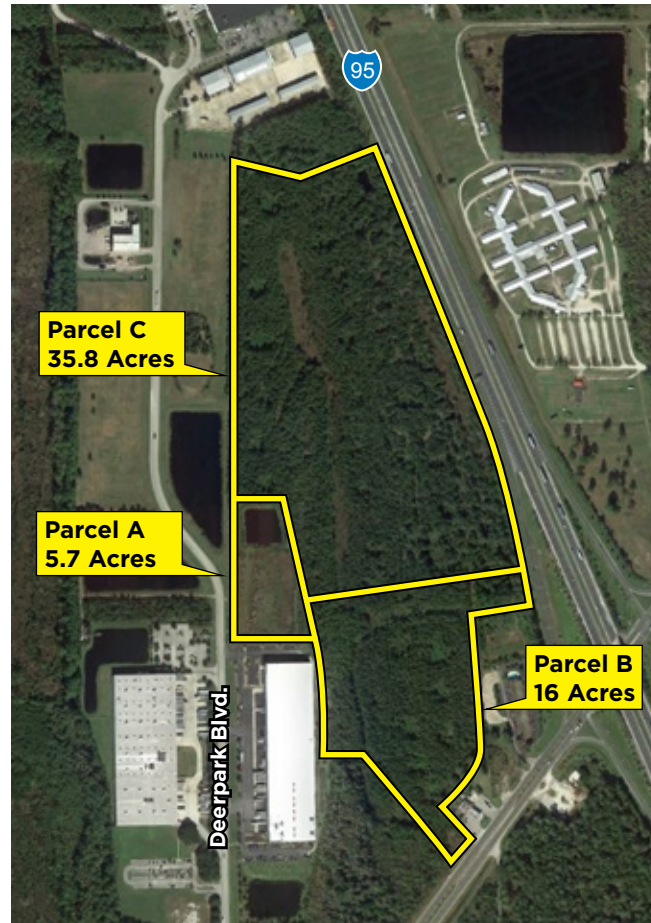
- Parcel A 5.7 AC
- Parcel B 16.0 AC
- Parcel C 35.8 AC

Location

- Address Deerpark Blvd. and SR 207
St. Augustine, FL 32033
- Intersection NWC of I-95 & SR 207
- Metro Area Jacksonville
- County St. Johns
- Submarket St. Augustine

Features

- Zoning PUD-IL (Industrial Light) use
- Electric Florida Power & Light - in place
- Certification Certificate of concurrency (OO-CD-B) - in place
- Utilities Water and sewer
St. Johns Co. Utility Dept.
- Access I-95 - +/- 1 mile via SR 207



Exclusive Agents
Peter Crolius, SIOR
 peterc@grahamcompany.com

Mark Scott, SIOR
 marks@grahamcompany.com

9440 Philips Highway
 Suite 1
 Jacksonville, FL 32256

TEL 904.281.0003
 FAX 904.281.0849
 grahamcompany.com