



FIRST COAST DISTRIBUTION CENTER

ST. AUGUSTINE, FLORIDA



St. Johns County's Premier Industrial Park

Property Features

- 101 gross acres with 950,000 SF of capacity
- Master planned, quality park environment
- Outstanding access to I-95, only 1/2 mile from interchange
- Flexible space options
- Build to Suit for Lease or Own
- Modern Distribution space available
- Ideal for distribution and light manufacturing
- Strategic location in JAXPORT's Foreign Trade Zone



Graham & Co

Contact:

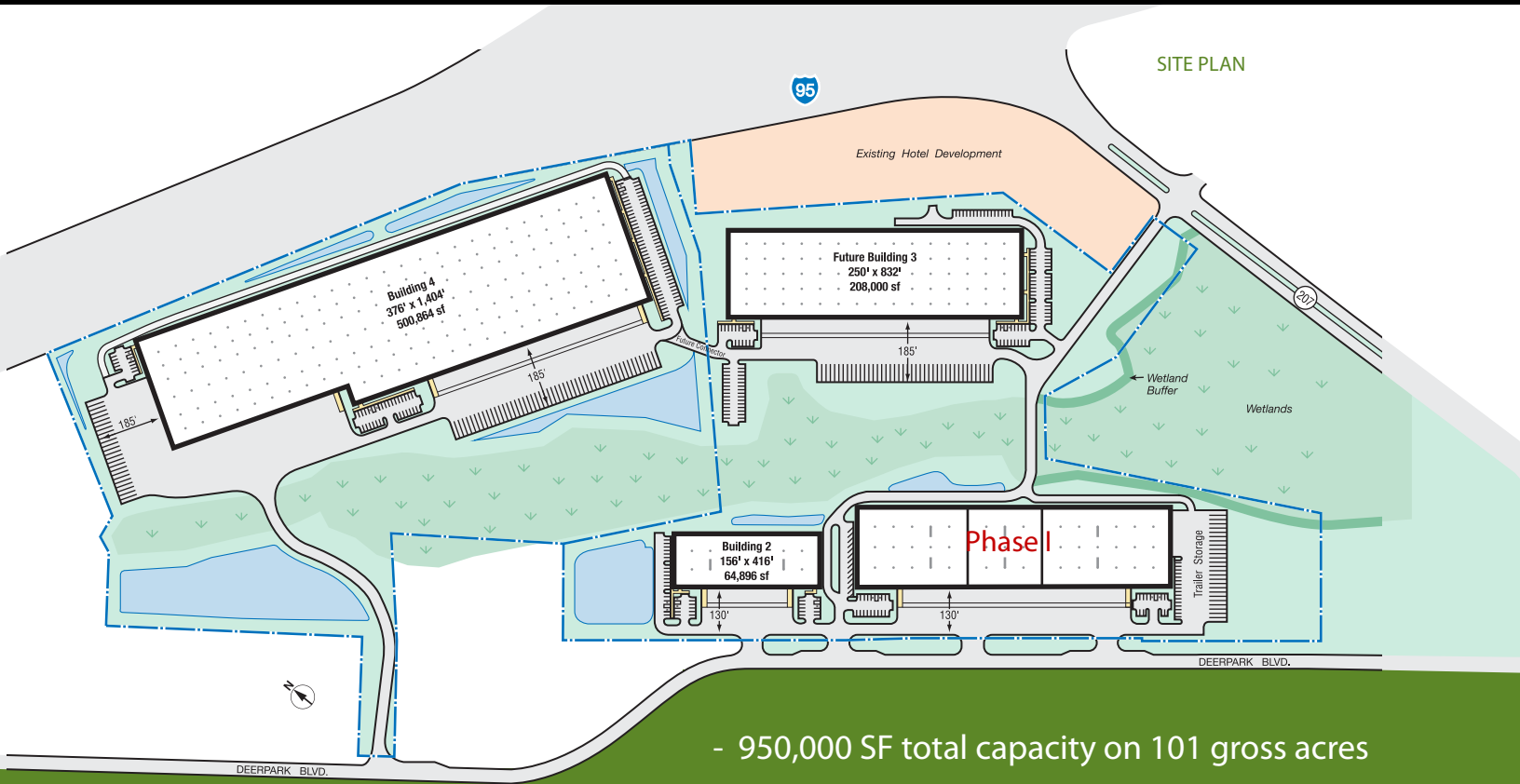
Mark T. Scott
904.394.9965
marks@grahamcompany.com

Peter Crolius
904.394.9960
peterc@grahamcompany.com



FIRST COAST DISTRIBUTION CENTER

ST. AUGUSTINE, FLORIDA



- 950,000 SF total capacity on 101 gross acres
- Flexible space and site design
- All site permits in place - shovel ready

Phase I

- 203,320 square feet
- Tilt-up construction
- 52' x 58' column spacing
- 32' clear height
- ESFR Sprinkler system
- TPO membrane roof
- Metal halide lighting
- 130' truck court



Graham & Co

550 Water Street
Suite 1225
Jacksonville, FL 32202

TEL 904.281.0003
FAX 904.281.0849
grahamcompany.com



FIRST COAST DISTRIBUTION CENTER

ST. AUGUSTINE, FLORIDA

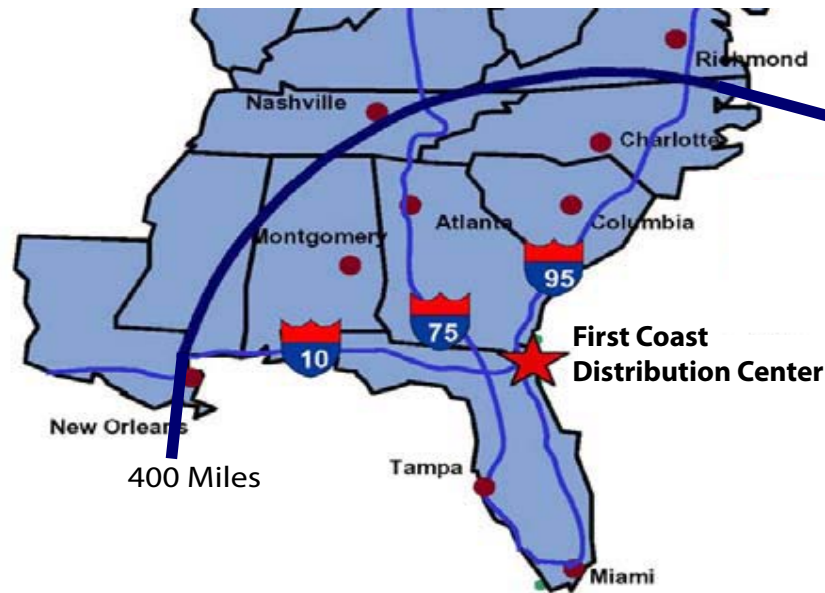
As Northeast Florida continues to emerge as a major logistics hub, First Coast Distribution Center clearly offers distinct transportation advantages.

- Major interstate highways: I-95, I-10, and I-75
- Truck transit times of 8 hours to 50 million consumers
- 60% of U.S. population in 24 hours

First Coast Distribution Center Convenient Access in Northeast Florida	
I-95	1/2 mile
I-10	38 miles
Jaxport	40 miles
JIA	44 miles

First Coast Distribution Center Northeast Florida Logistics Center*	
Jaxport	40 miles
Savannah Port	163 miles
Charleston Port	240 miles
Miami Port	295 miles
*Access within 8 hour window	

Inbound/Outbound freight with access to all major Southeastern ports. Rail via CSX, Norfolk Southern and FEC.



Graham & Co

550 Water Street
Suite 1225
Jacksonville, FL 32202

TEL 904.281.0003
FAX 904.281.0849
grahamcompany.com



FIRST COAST DISTRIBUTION CENTER

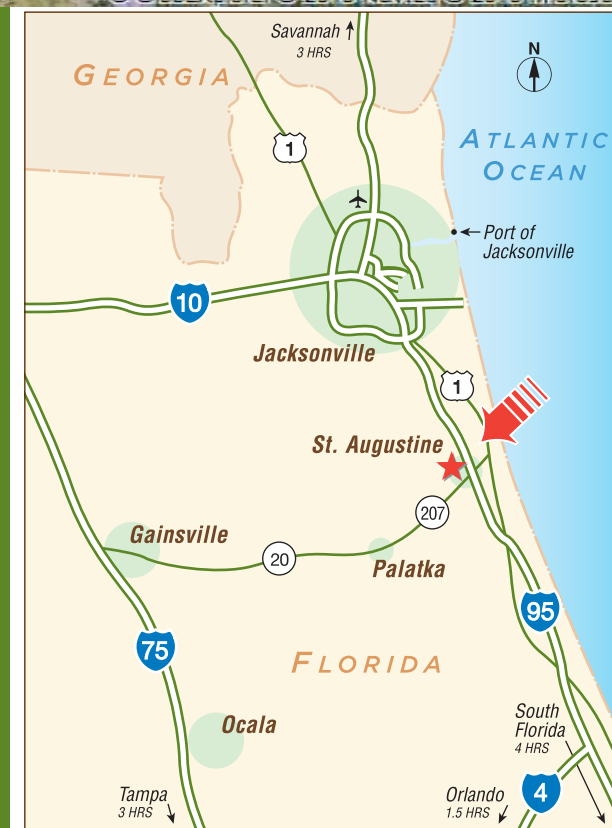
ST. AUGUSTINE, FLORIDA



With its diverse economy and affordable labor force in St. Johns County, First Coast Distribution provides real estate solutions for distribution and light manufacturers in Northeast Florida.

First Coast Distribution Center offers:

- Premier Northeast Florida Location in St. Johns County
- Access to a skilled, educated and affordable workforce
- An exceptional quality of life
- The #1 public schools in Florida
- Lowest tax rate in Northeast Florida
- Expedited permitting in a business friendly environment



Graham & Co

Contact:

Mark T. Scott
904.394.9965
marks@grahamcompany.com

Peter Crolius
904.394.9960
peterc@grahamcompany.com