



Colliers

Parcel A
Build to Suit up to
23,000± SF

Parcel B
Outside Storage
0.84± AC

5065 St.
Augustine Rd, Ste. 3
10,200± SF

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St. Augustine Road Commerce Park

5065 St. Augustine Road, Ste. 3
Jacksonville, FL 32207

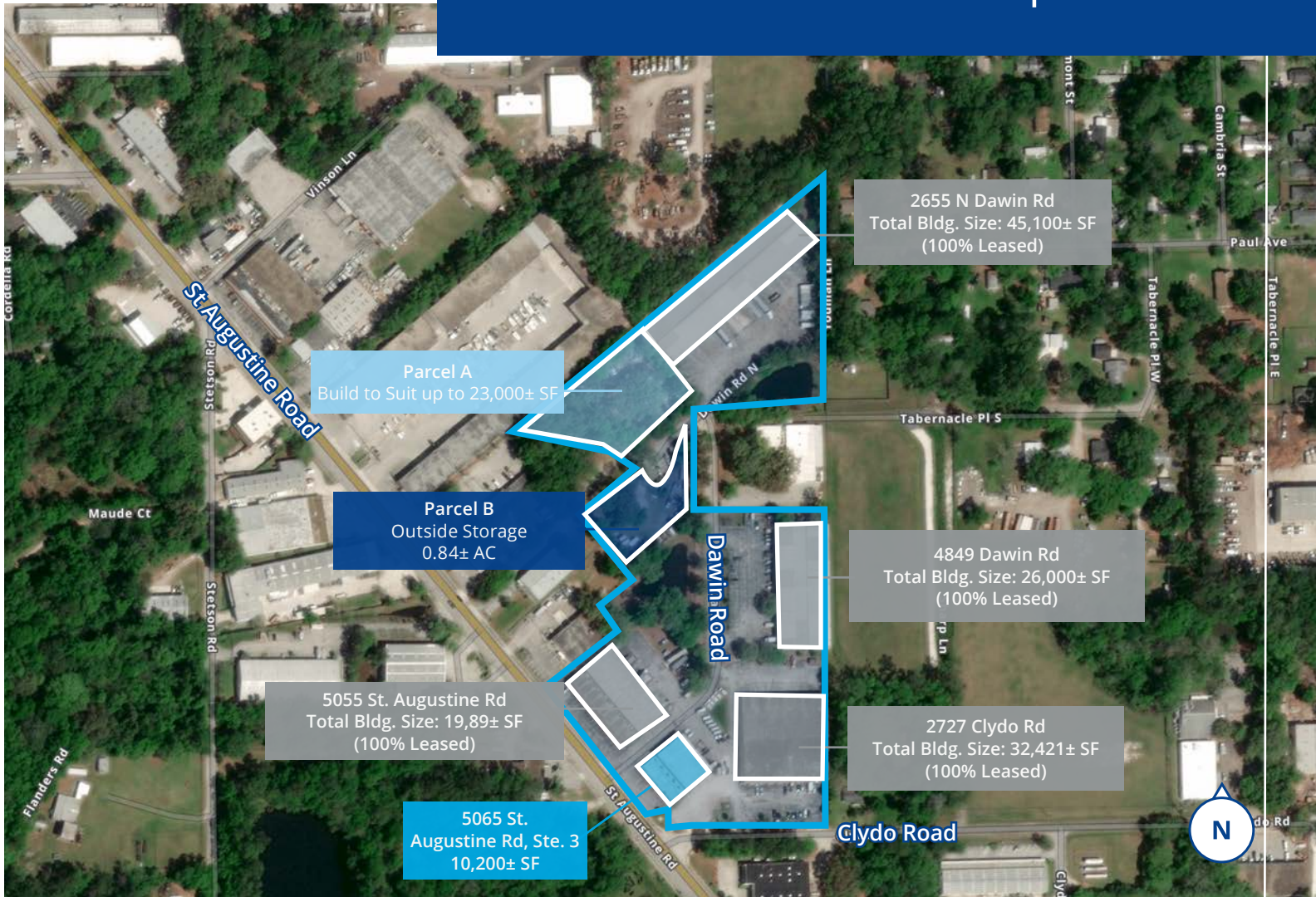
St Augustine Road Commerce Park's location and **industrial light zoning** provides an excellent leasing opportunity for contractors in the service sector and many other businesses. The park provides quick access to I-95 and is surrounded by abundant area amenities which include a wide variety of restaurants, shops and banks.

Current Leasing Availabilities:

- 10,200± SF office/warehouse space
- Build to suit up to 23,000± SF
- 0.84± acre outside storage area

Accelerating success.

Street Map



	Bldg SF	AC	Office	Warehouse	Mezzanine	Lease Rate	Monthly Rate
5065 St. Augustine Rd Ste. 3	10,200±		3,000±	7,200±	300±	\$6.50/SF, NNN + \$1.90/SF	
Parcel A (Build to suit)	up to 23,000±		To suit	To suit	To suit	TBD	
Parcel B (Outside storage)		0.84±					\$2,500

Property Details

5065 St. Augustine Rd., Ste 3

- 10,200± SF office/warehouse space available for lease
- Available for occupancy August 2021
- 3,000± SF office, 7,200± SF warehouse and 300± SF mezzanine Storage
- 16' ceiling height
- 4 dock high loading doors and 1 ramped door (portable ramp)
- Estimated annual pass through expenses: \$1.90/SF
- Annual lease rate: \$6.50/SF NNN
- Concrete block construction with 100' wide by 110' deep building dimensions



Parcel A

- Build to suit up to 23,000± SF
- See enclosed site plan
- Rental rate to be determined

Parcel B

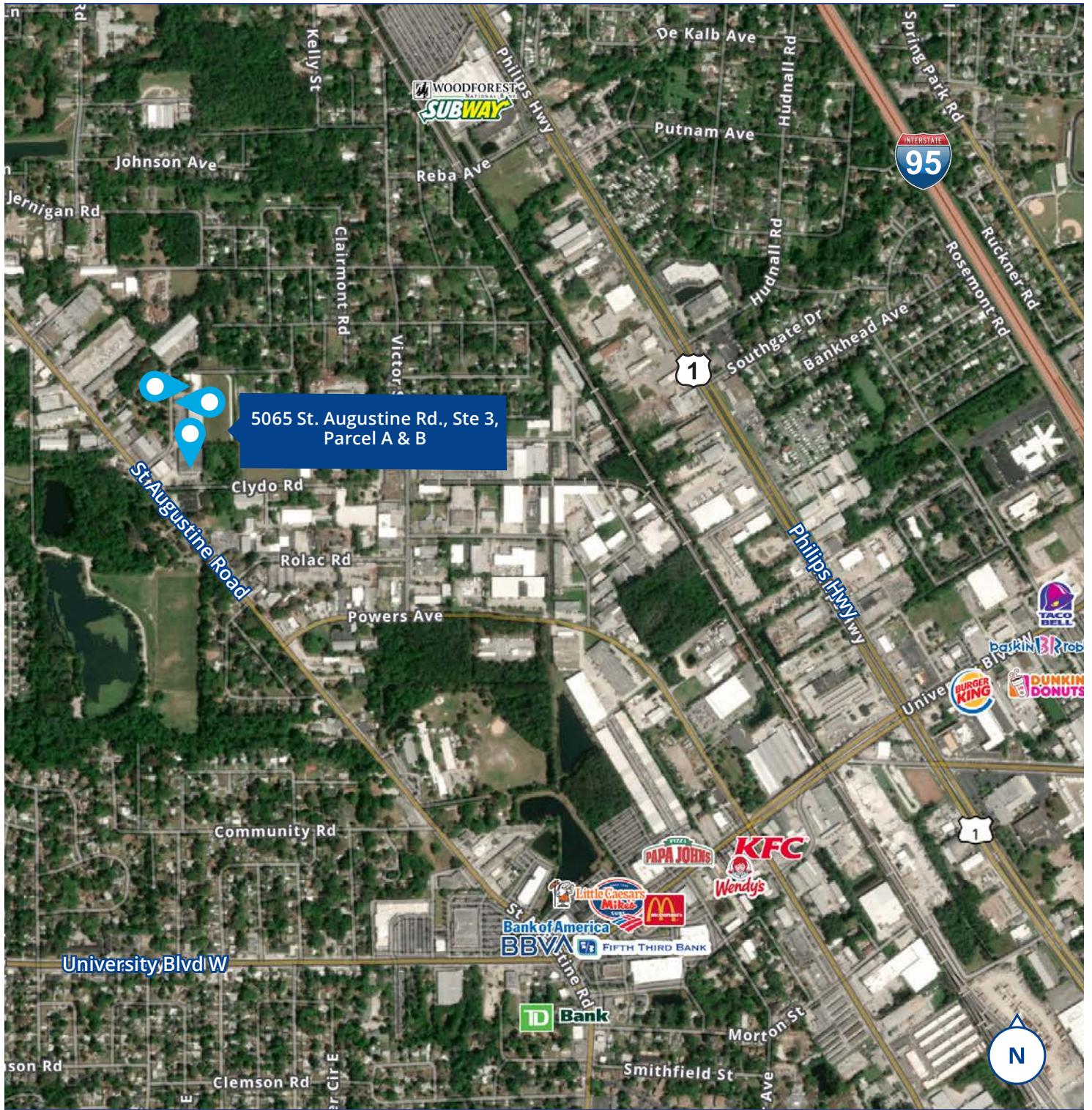
- Outside storage area for lease
- Land size 0.84± acre
- Zoned industrial light (IL)
- Monthly rent \$2,500 plus sales tax



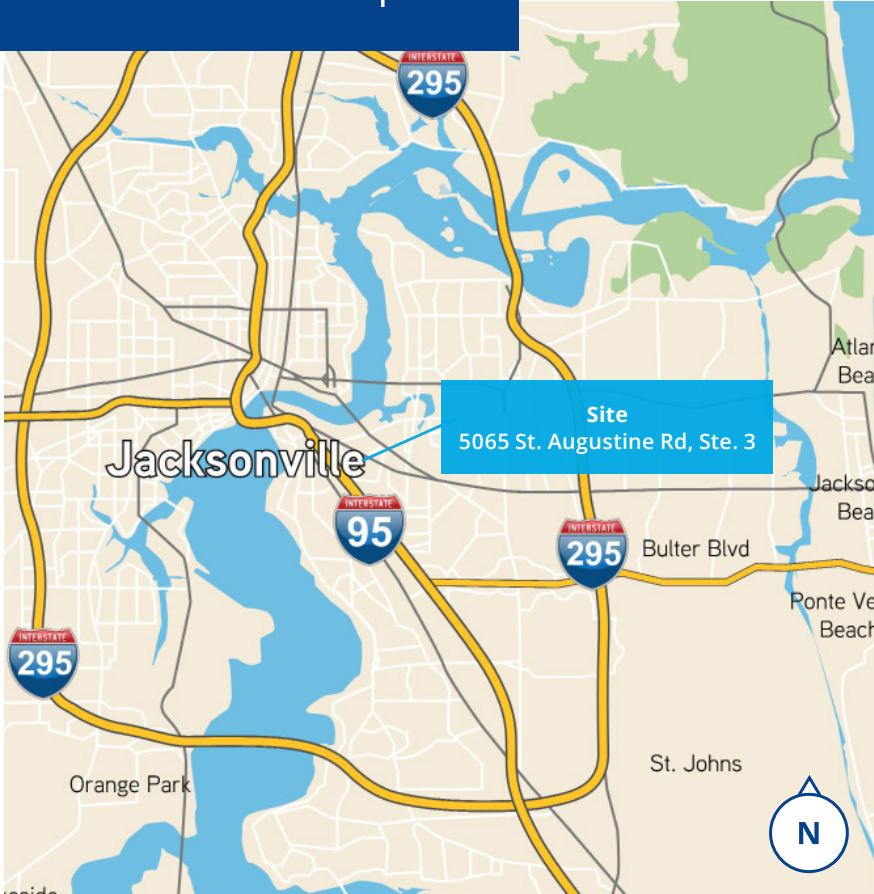
5065 St. Augustine Rd., Ste 3 | Parcel A & B

Aerial

I-95	3.9 miles
University Blvd W	0.4 miles
Philips Hwy US 1	2.4 miles



Location Map



St. Augustine Road Commerce Park

Current Leasing Availabilities:

10,200± SF office/warehouse space

Build to suit up to 23,000± SF

0.84± acre outside storage area

3 mi. Area Demographics

Source: ESRI Business Analyst



2020 Estimated
Population

53,562



2025 Projected
Population

57,941



2020 Est. Avg.
Household Income

\$73,385



2025 Proj. Avg.
Household Income

\$79,176

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