



NWC OF I-95 & SR 207 • LAND FOR SALE

FIRST COAST DISTRIBUTION CENTER • ST. AUGUSTINE, FLORIDA 32033

FOR SALE

First Coast Distribution Center
St. Augustine, FL 32033

52 Contiguous Acres

2 Parcels

- Parcel B 16.0 acres
- Parcel C 35.8 acres

PROPERTY INFORMATION

- PUD Zoning
- Freeway Frontage
- Accommodates
± 700,000 SF of Building Area
- Ideal Local/Regional
Distribution Location

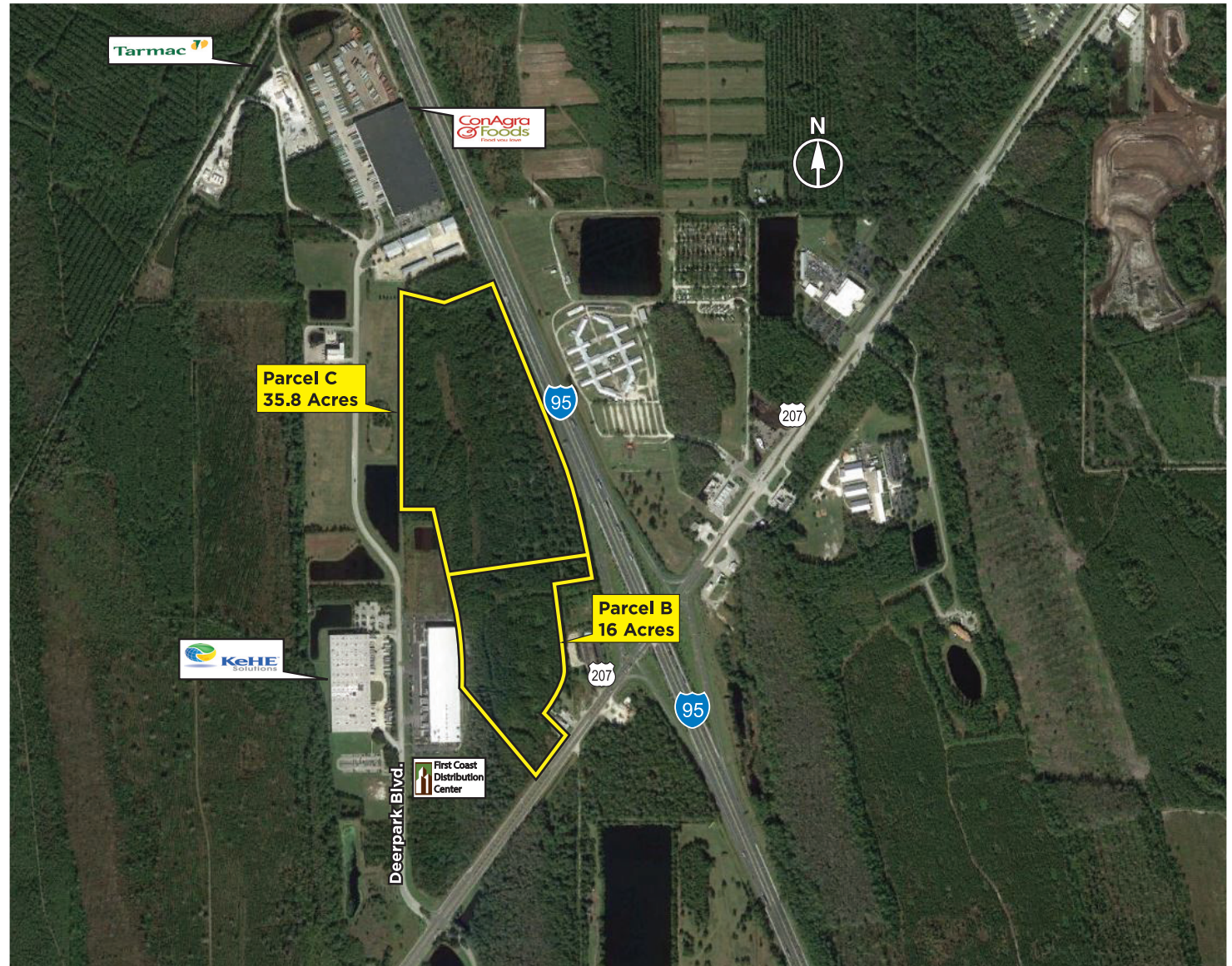
SALE PRICE

\$80,000 per usable acre

EXCLUSIVE AGENT

Peter Crolius, SIOR
904.394.9960

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Graham & Co

9440 Philips Highway
Suite 1
Jacksonville, FL 32256

TEL 904.281.0003
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Information deemed reliable, but not guaranteed.

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PROPERTY FEATURES

Size

- Gross Acres 52 AC
- Zoning PUD

Available Land

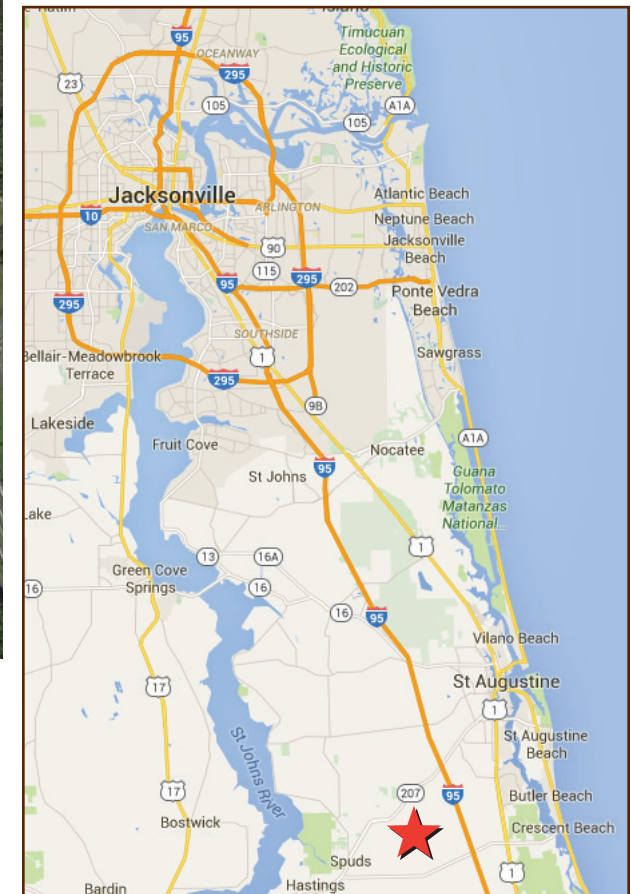
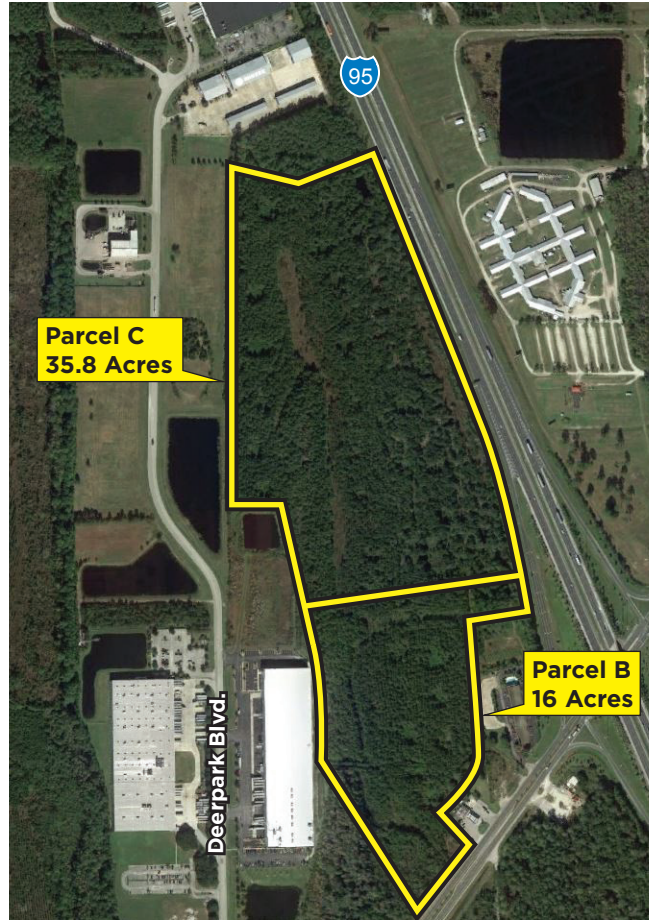
- Parcel B 16.0 AC
- Parcel C 35.8 AC

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



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