

# ±11,400 SF OF INDUSTRIAL/FLEX SPACE AVAILABLE FOR SUBLEASE

3370 AGRICULTURAL CENTER DRIVE | ST. AUGUSTINE, FL 32092



OUTDOOR STORAGE AND SECURE FENCED PARKING

## LOCAL MARKET EXPERT

**COLBY SIMS**

Vice President

[csims@phoenixrealty.net](mailto:csims@phoenixrealty.net)

904.399.5222

Newmark Phoenix Realty Group, Inc.

10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256

**NEWMARK**  
PHOENIX REALTY GROUP

# PROPERTY DETAILS



**Available Size**  
±11,400 SF



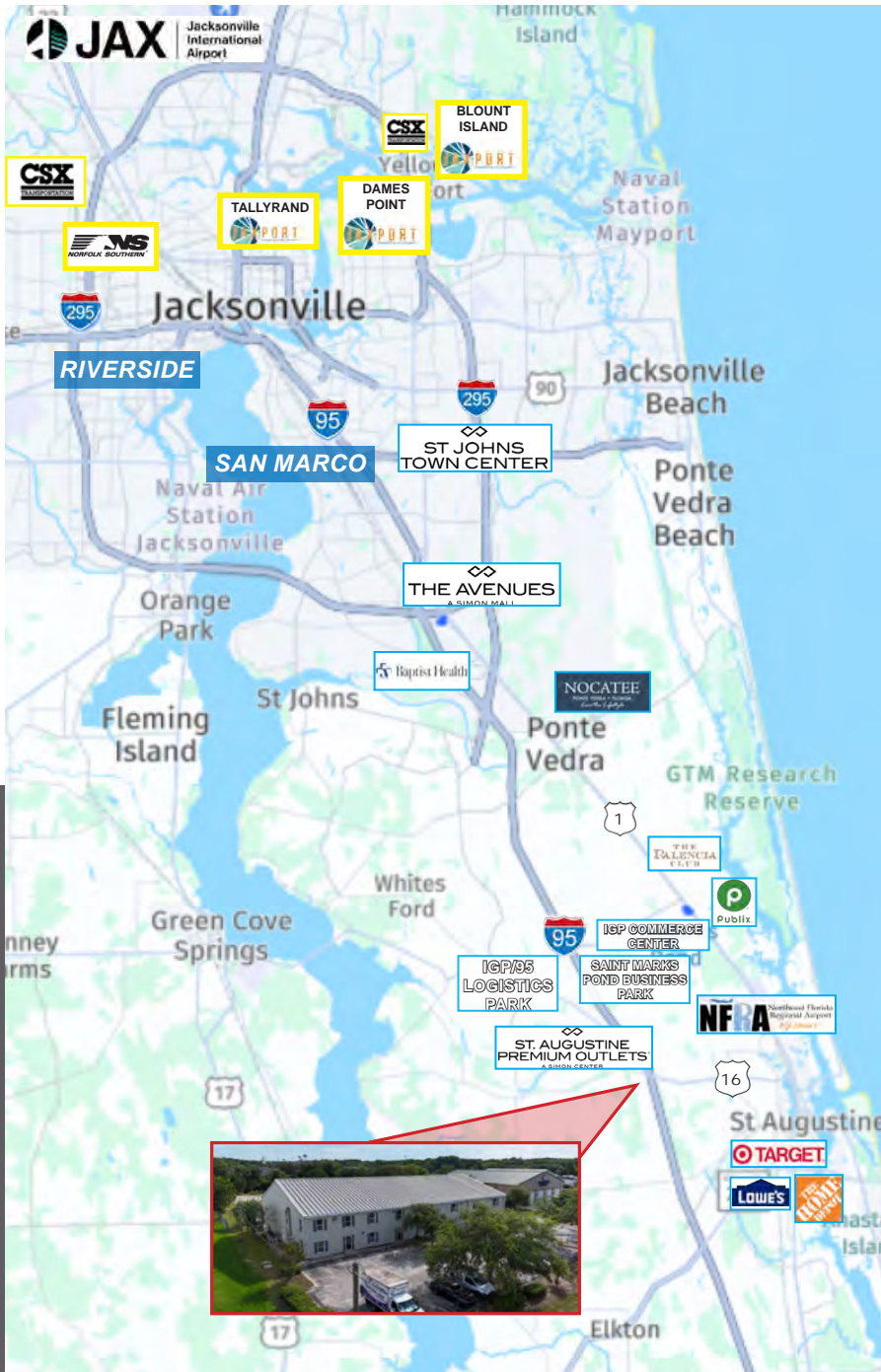
**Zoned: IW**  
**(Industrial Warehouse)**



**Loading**  
**(4) Grade Level Doors**



**Clear Height**  
**18'- 30'**



<b>Warehouse</b>	±7,771 SF
<b>Office</b>	±3,629 SF
<b>Land</b>	±2.07 Acres
<b>Storage</b>	Fenced Outdoor Storage Available
<b>Power</b>	Single Phase/ 800Amps
<b>Utilities</b>	City Water and Sewer
<b>Parking</b>	Surface - 27
<b>Lighting</b>	Metal Halide
<b>Year Built</b>	2002
<b>Sprinklers</b>	None
<b>Sublease Term</b>	Through November 15, 2028

**Asking Rate: Contact Broker**

The St. Johns industrial submarket continues to see significant growth driven by new development and expanding demand from logistics, service, and population driven businesses. Recent deliveries have created additional options for tenants, while well located assets with functional layouts and outdoor storage remain limited.

This sublease presents a rare opportunity to secure a combination of warehouse, office, and secured outdoor storage, an increasingly scarce offering in the market. The property's layout supports a wide range of users seeking operational efficiency, flexibility, and the ability to accommodate vehicles, equipment, or material storage onsite.

Located in the heart of St. Johns County with direct access to I-95, SR-16, and US-1, the property offers strong connectivity to Jacksonville and the broader Northeast Florida market, making it an ideal location for distribution, service, and operational users.

# Strategic Location

3370 Agricultural Center Dr | Saint Augustine, FL 32092



**Premium Location**  
Nestled In The Heart Of Saint Augustine,  
Offering Easy Access To I-95, SR 16 And US-1

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# Property Photos

3370 Agricultural Center Dr | Saint Augustine, FL 32092



# Interior Photos

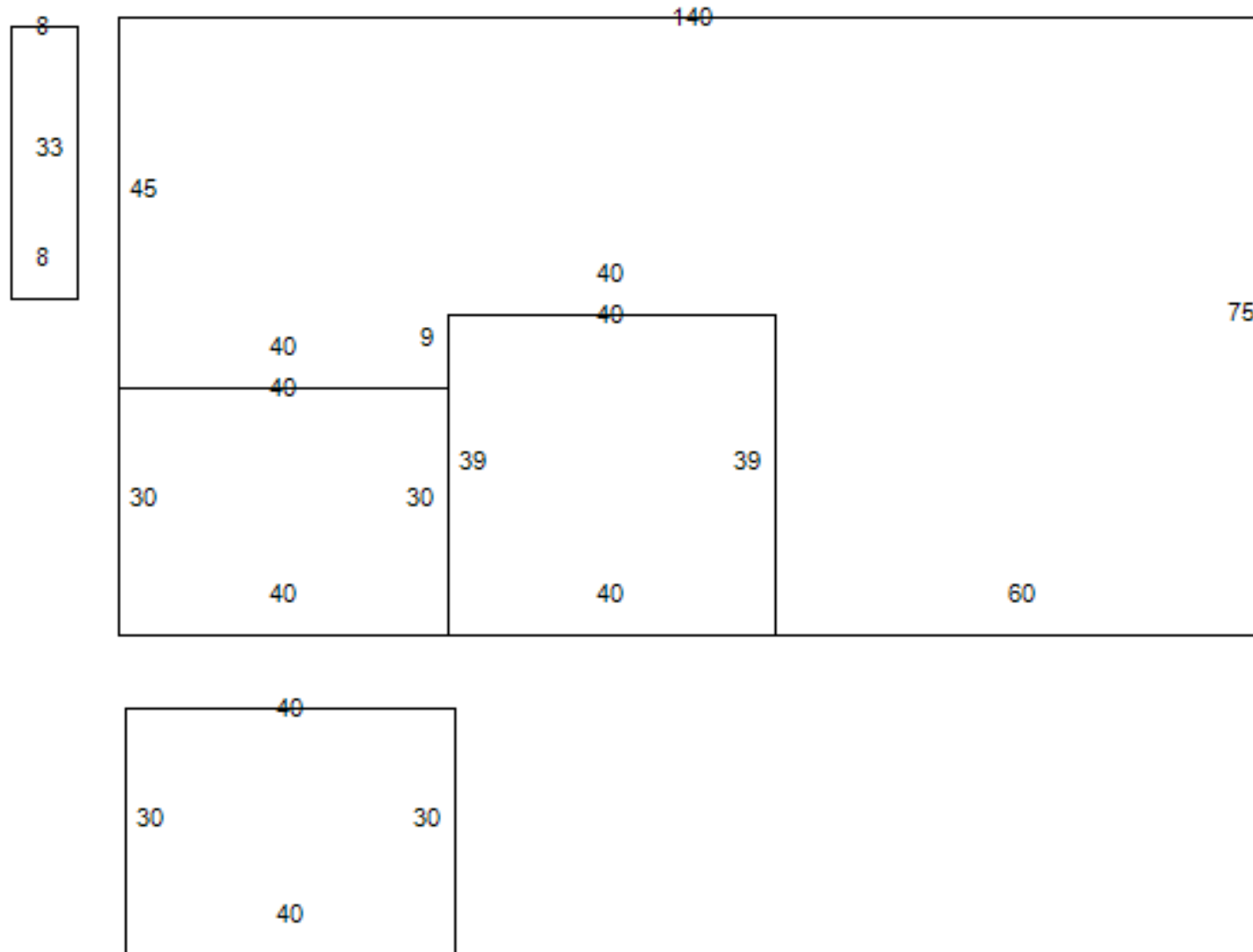
3370 Agricultural Center Dr | Saint Augustine, FL 32092



# Floor Plan

3370 Agricultural Center Dr | Saint Augustine, FL 32092

Room Type
UMZ
WRH
WOF



# ST JOHNS COUNTY DEMOGRAPHICS




 2030 Population Projection (5 mi)  
**39,285**


 2030 Household Projection (5 mi)  
**15,381**


 Avg Household Income (5 mi)  
**\$96,988**


 Total Consumer Spending (5 mi)  
**\$413M**

Population	2 Miles	5 Miles	10 Miles
2025 Population	5,925	33,741	155,032
Annual Pop Growth 2025-2030	3.2%	3.3%	3.3%
Median Age	42.7	42.3	46.6

Households & Income	2 Miles	5 Miles	10 Miles
2025 Households	2,422	13,166	63,140
Annual HH Growth 2020-2025	5.9%	6.4%	6.1%
Avg Household Income	\$97,263	\$96,988	\$115,743

# WHY ST AUGUSTINE

St Johns County is one of Florida's fastest growing regions, blending rich history with modern amenities and thriving economic development. Known for its high quality of life, top rated schools, and strategic location in Northeast Florida. St Johns County is among the top counties in Florida for population growth, becoming an attractive destination for both families and business alike.

St. Augustine, located within St. Johns County, is America's oldest city, blending 450 years of history with a modern, vibrant economy. This unique city offers a wealth of opportunities for residents, businesses, and visitors alike. ***Here's why St. Augustine stands out:***



## **Rich Historical Significance**

Founded in 1565, St. Augustine is steeped in history, drawing millions of visitors each year to its cobblestone streets, historical landmarks, and attractions like Castillo de San Marcos, the Fountain of Youth, and Flagler College. This historical backdrop creates a unique atmosphere, enriching the community and supporting a thriving tourism history.

## **Growing Population and Thriving Tourism**

As one of Florida's top tourism destinations, St. Augustine benefits from a steady influx of visitors, fueling the local economy and creating opportunities in retail, hospitality, and service sectors. Additionally, the city's attractive lifestyle has led to a growing population, driving demand for residential and commercial developments.

## **Quality of Life**

St. Augustine offer a high quality of life with scenic coastal views, beautiful beaches, and a warm, year-round climate. Residents enjoy outdoor activities like boating, fishing, and golfing, along with a bustling downtown filled with restaurants, art galleries, and boutiques. Its close-knit community make it an attractive place to call home.

## **Access to Key Markets**

St. Augustine's strategic location near Jacksonville and other major Florida markets makes it an excellent base for businesses. With easy access to I-95, US-1, and proximity to JAXPORT, Jacksonville International Airport, and three major rail lines, companies can efficiently manage logistics, transportation, and distribution

## **Educational Opportunities**

St. Augustine is home to Flagler College, a highly regarded liberal arts college that attracts students from across the country. Additionally, the nearby University of North Florida and Jacksonville University provide ample educational resources and a skilled workforce for local businesses.

## **LOCAL MARKET EXPERT**

**COLBY SIMS**

Vice President

csims@phoenixrealty.net

904.399.5222

Newmark Phoenix Realty Group, Inc.

10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256

**NEWMARK**  
PHOENIX REALTY GROUP