

Sale

Commerce Center Way

Commerce Center Way Saint Augustine, FL 32095



PROPERTY DESCRIPTION

Commerce Center Way presents a purpose-built industrial facility that showcases durable construction, adaptable floor plans, and efficient internal flow tailored to high-volume operations. Thoughtful site planning provides parking, lighting, and looping drive aisle for ease of access. This offering provides an investor or owner user with a well-appointed asset that underpins long-term industrial performance.

PROPERTY HIGHLIGHTS

- Ease of Access to I95 and US1
- Clear-Span Building
- Rollup Door and Retail Entry Door
- 3 Phase Available

OFFERING SUMMARY

Sale Price:	Subject to Availability
Number of Units:	48
Building Size:	63,210 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	415	3,776	13,330
Total Population	1,099	10,225	37,663
Average HH Income	\$121,962	\$121,785	\$133,865

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

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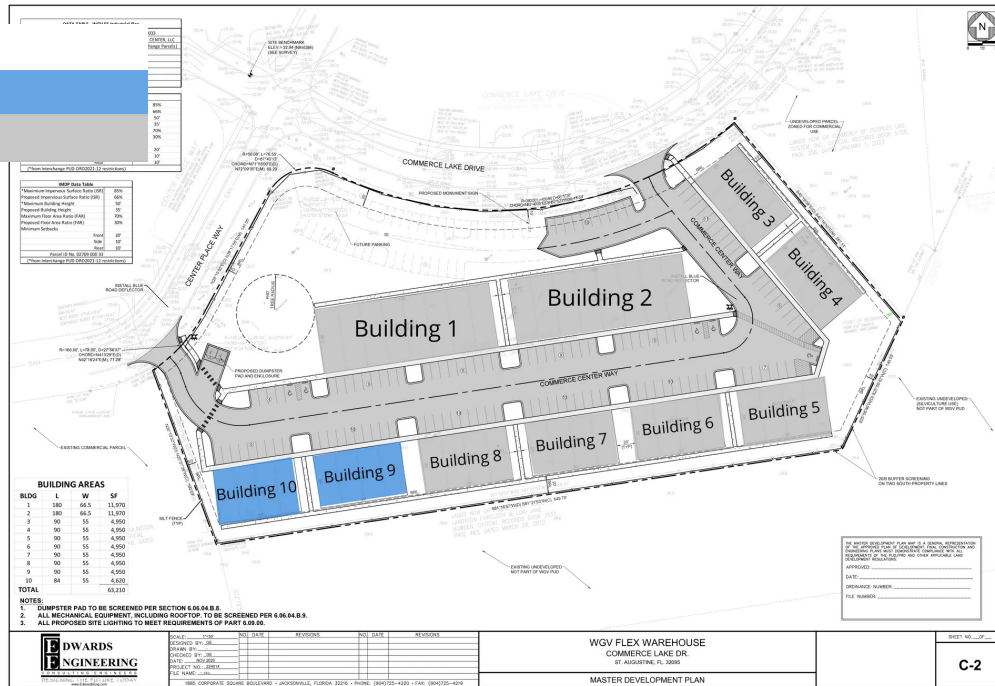
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LEGEND

Available Soon

Unavailable



AVAILABLE SPACES

SUITE

SIZE

RATE

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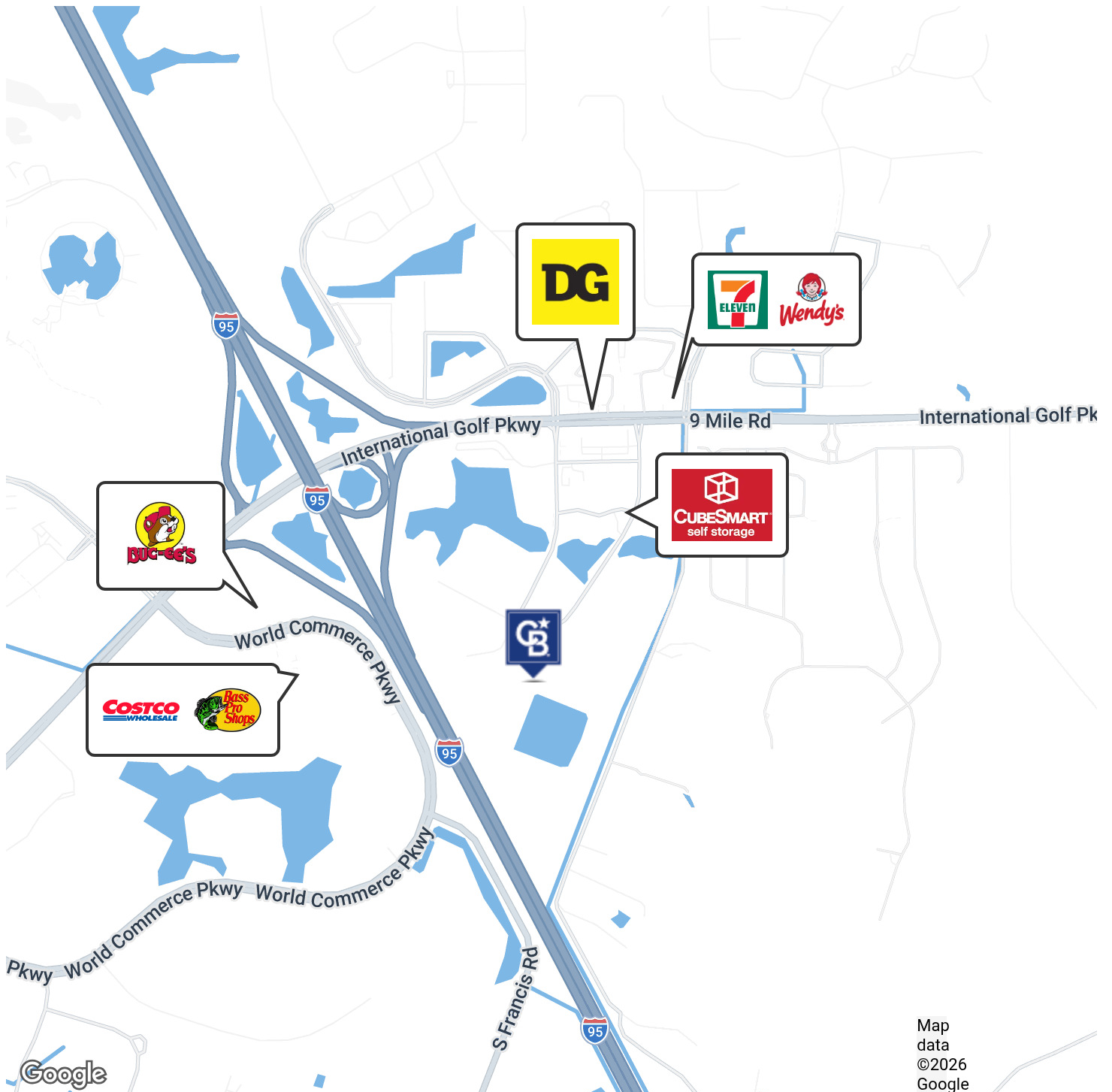


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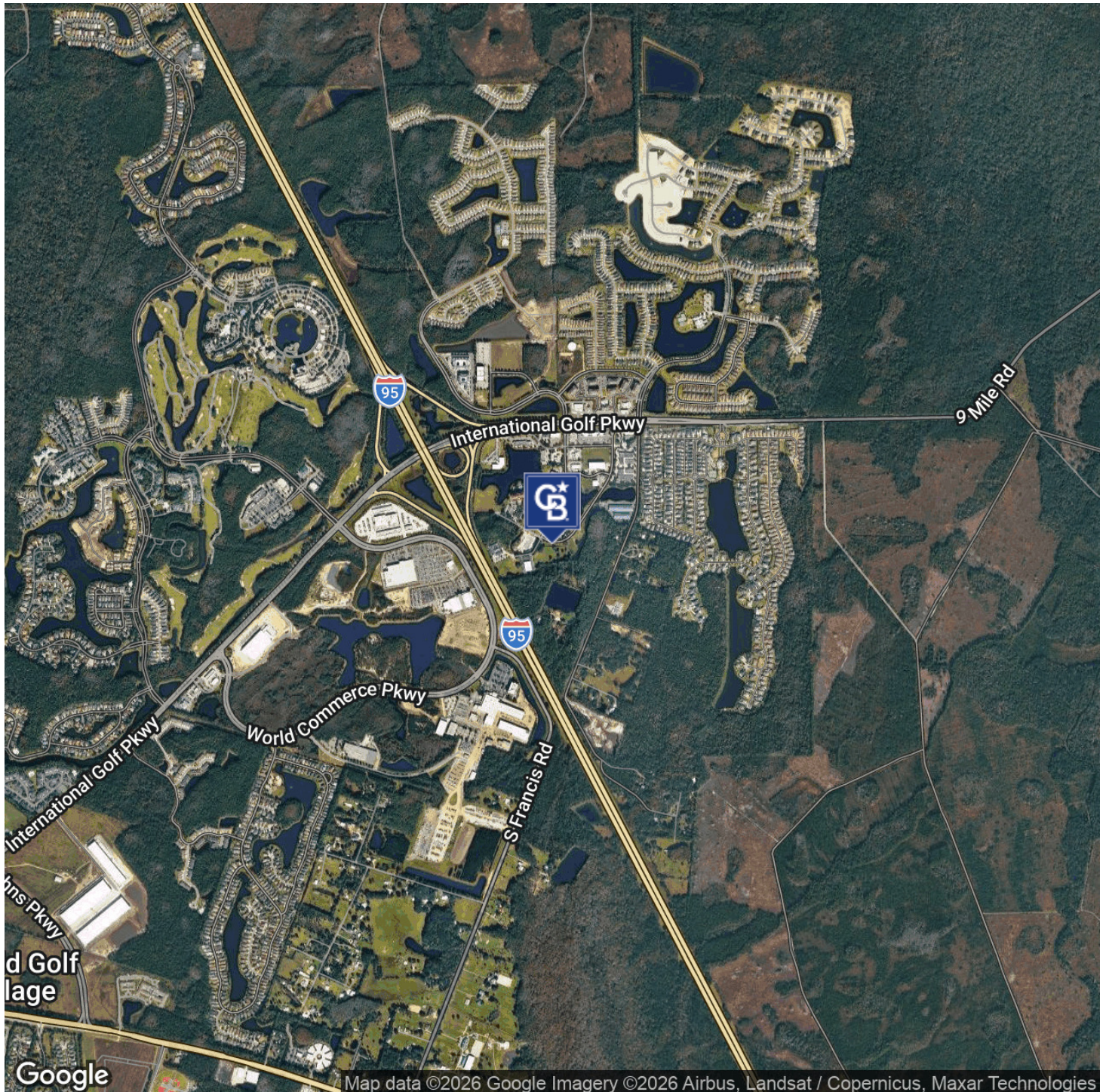


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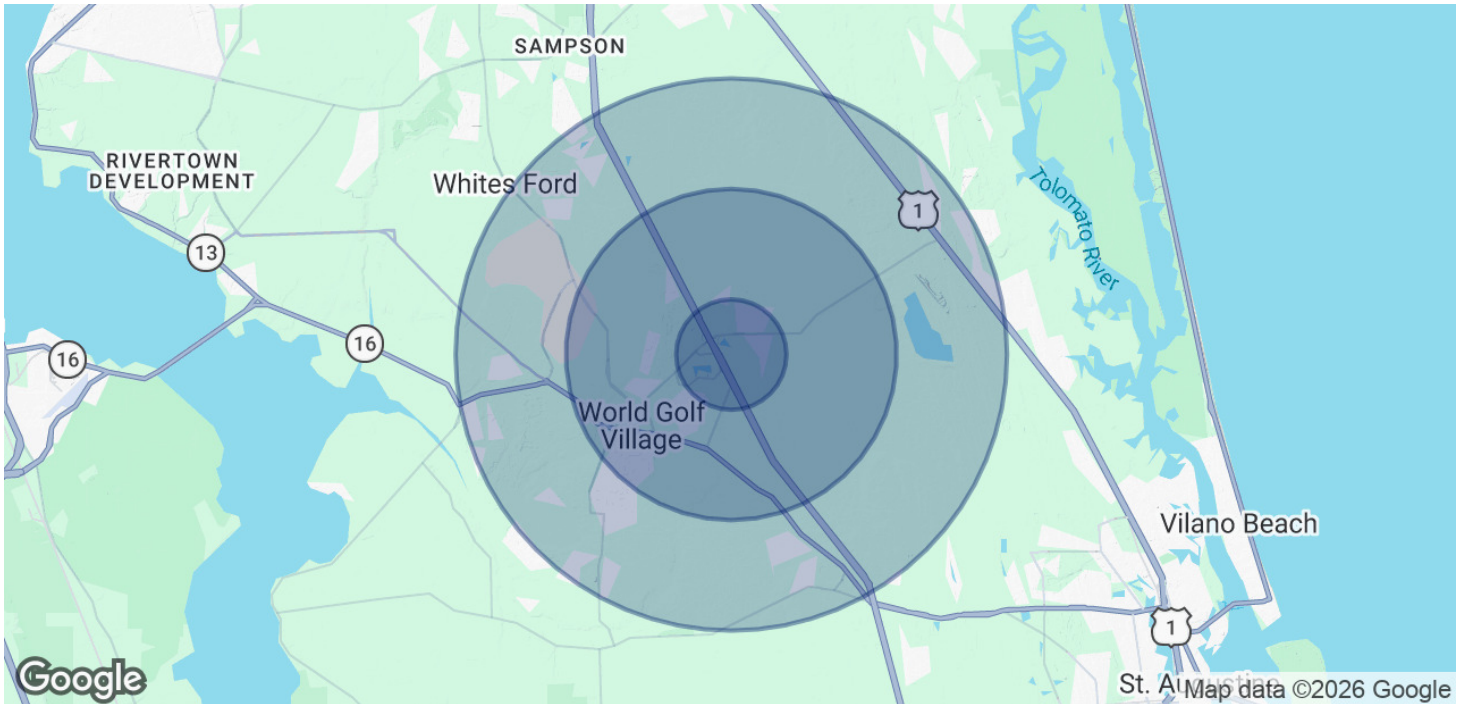


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,099	10,225	37,663
Average Age	49.9	46.7	43.6
Average Age (Male)	46.5	45	42.9
Average Age (Female)	49.2	45.5	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	415	3,776	13,330
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$121,962	\$121,785	\$133,865
Average House Value	\$420,801	\$426,973	\$474,340

2023 American Community Survey (ACS)

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