



@ WORLD COMMERCE CENTER

ST. JOHNS COUNTY'S PREMIER LOGISTICS PARK

3405B INTERNATIONAL GOLF PKY, SAINT AUGUSTINE 32092

SPACE AVAILABLE FROM 14,025 SF - 205,700

LEASING INQUIRIES: 904.699.3518 | IGP-95LOGISTICSPARK.COM



FOUNDRY
COMMERCIAL

BARINGS

PROPERTY HIGHLIGHTS DELIVERING 2026



ABOUT

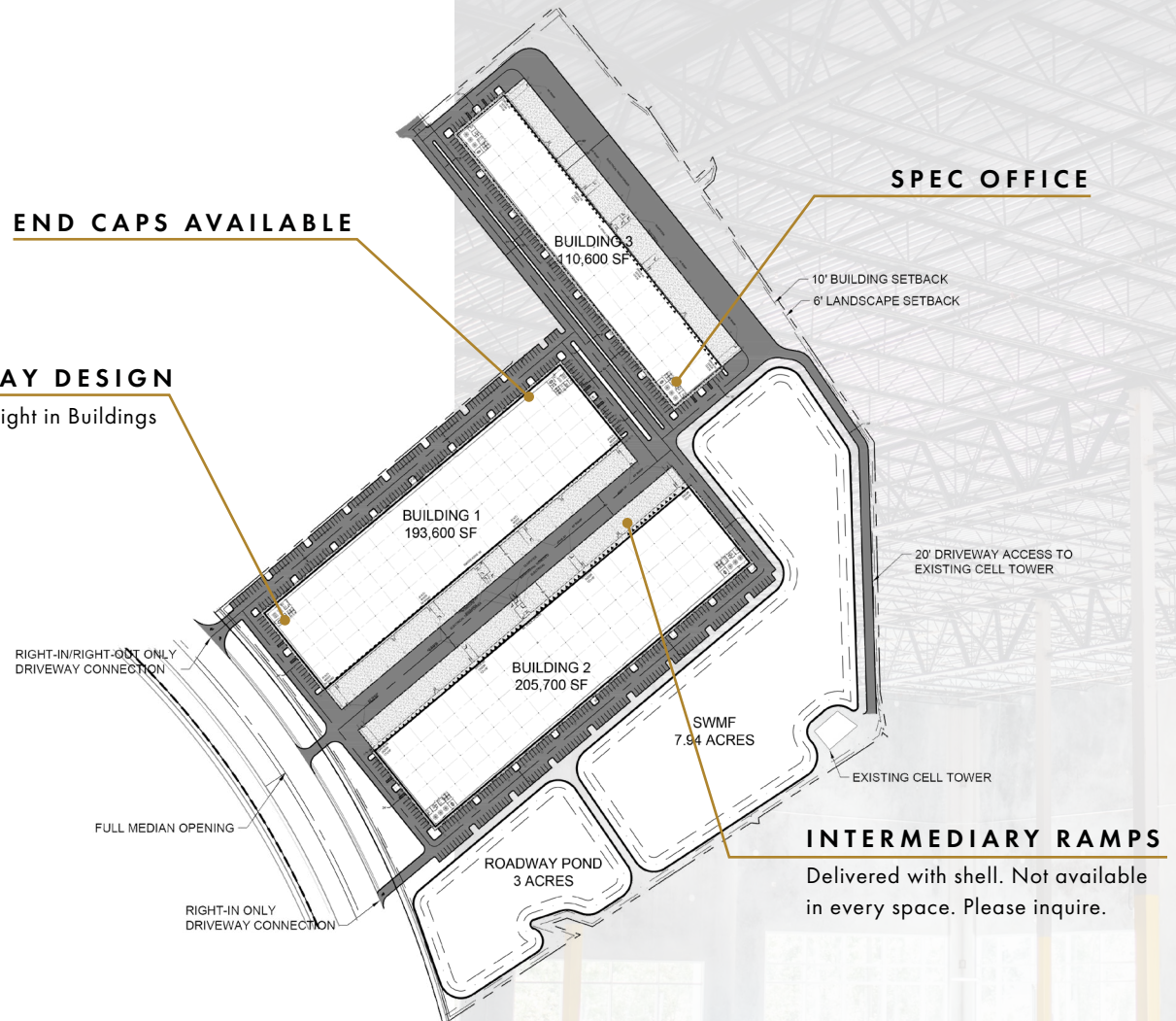
IGP-95 Logistics Park at World Commerce Center, located in the heart of St. Johns County, is a three-building institutional quality warehouse development. Designed with today's logistics users in mind, the park is located within World Commerce Center, at I-95 and International Golf Parkway. World Commerce Center is the premier business park in the South Jacksonville submarket.

IGP-95 Logistics Park is a light Industrial Park providing modern building features for logistics users. Dock high doors, intermediary ramps, and spec offices are all delivered with shell for fast tenant occupancy.

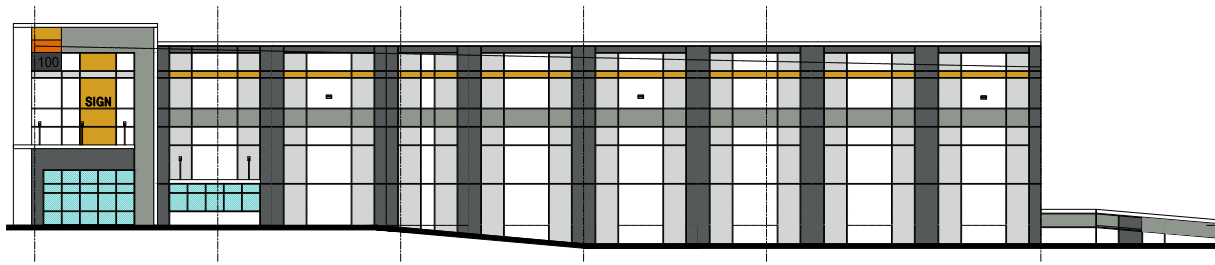
END CAPS AVAILABLE

HIGH-BAY DESIGN

32' clear height in Buildings 100 & 200.

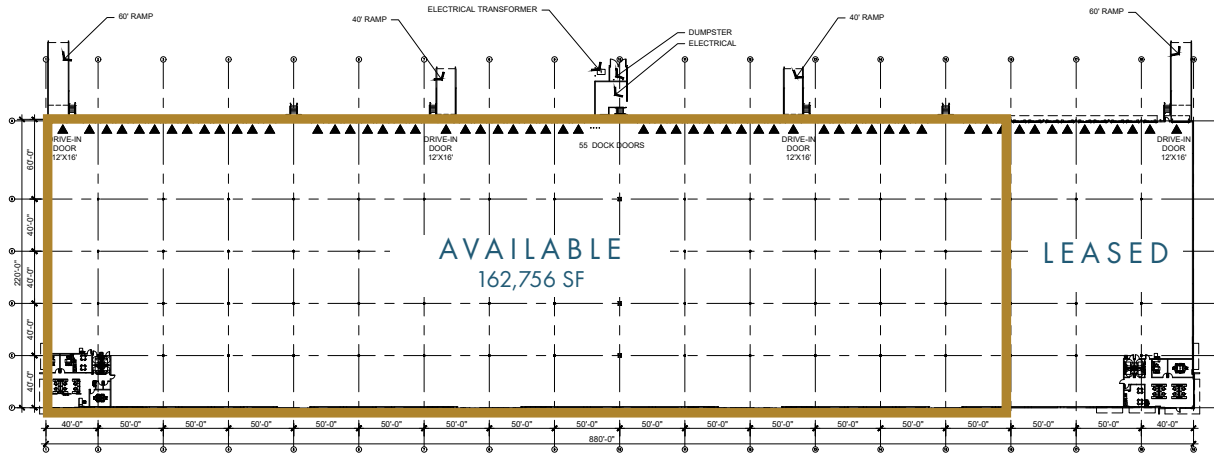


BUILDING 100 SPECS

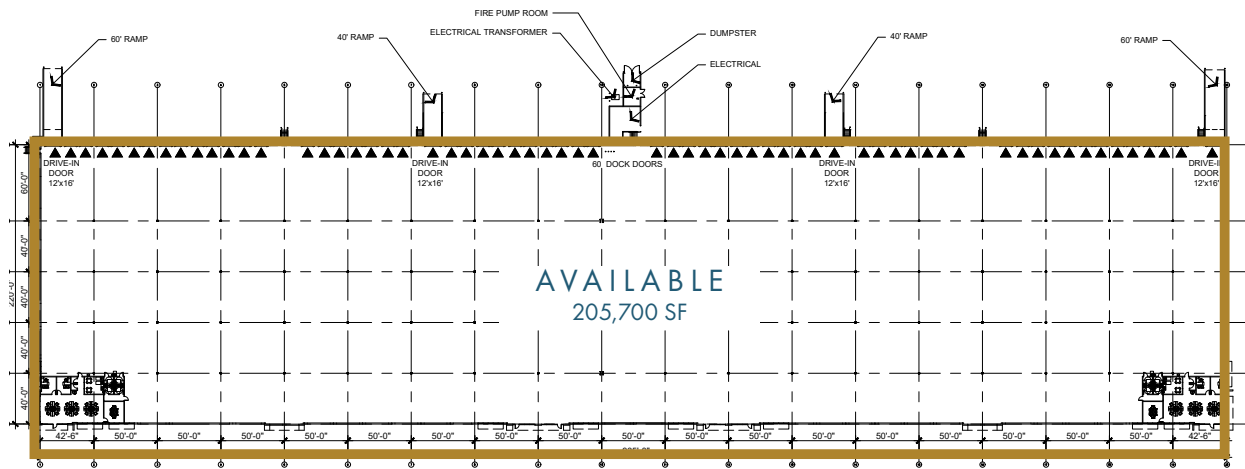
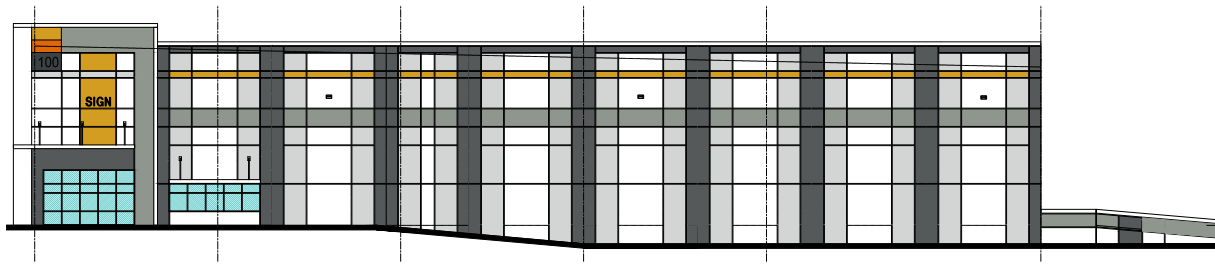


BUILDING SPECIFICATIONS

TOTAL SF	193,600 SF
OFFICE SPECS	(2) 2,454 SF
DELIVERY	Q3 2024
BLDG DEPTH	220'
LOADING	REAR
CLEAR HEIGHT	32'
BAY SPACING	50'x50'
DOCK DOORS	55
RAMPS	(4) 12'x16'
TRUCK COURT	180' (SHARED)
FIRE PROTECTION	ESFR
ELECTRICAL	3-800 AMP



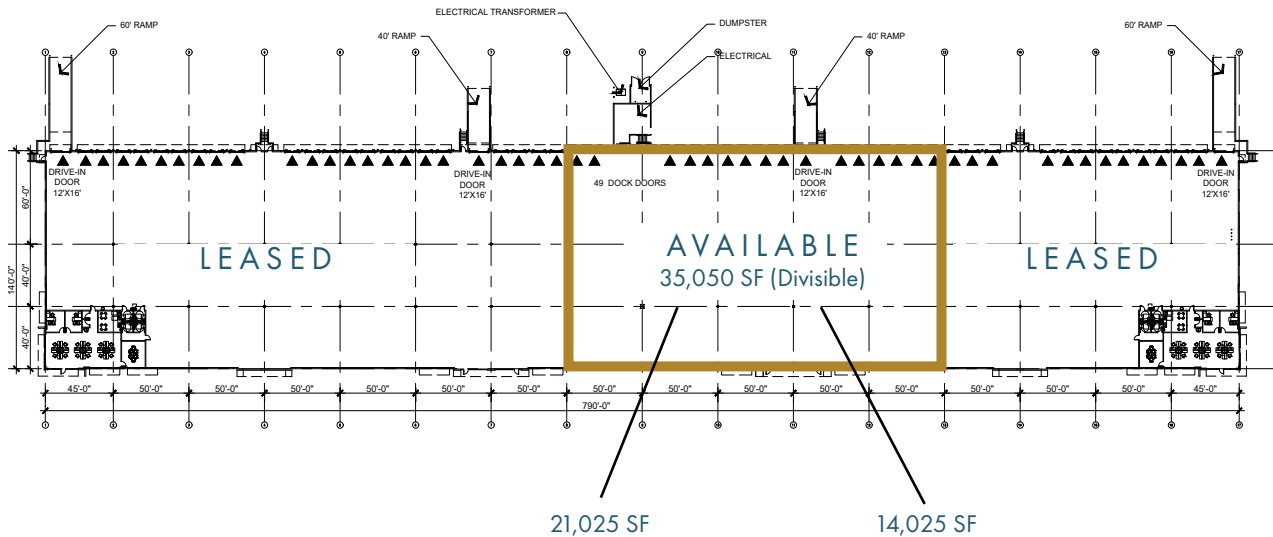
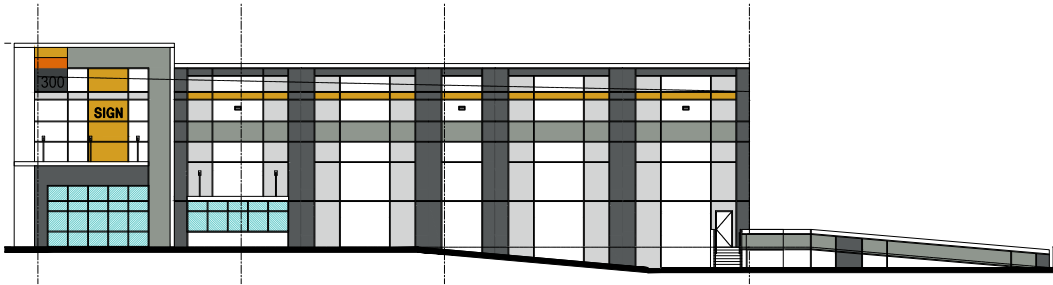
BUILDING 200 SPECS



BUILDING SPECIFICATIONS

TOTAL SF	205,700 SF
OFFICE SPECS	(2) 2,454 SF
DELIVERY	Q3 2024
BLDG DEPTH	220'
LOADING	REAR
CLEAR HEIGHT	32'
BAY SPACING	50'x50'
DOCK DOORS	60
RAMPS	(4) 12'x16'
TRUCK COURT	180' (SHARED)
FIRE PROTECTION	ESFR
ELECTRICAL	3-800 AMP

BUILDING 300 SPECS



BUILDING SPECIFICATIONS

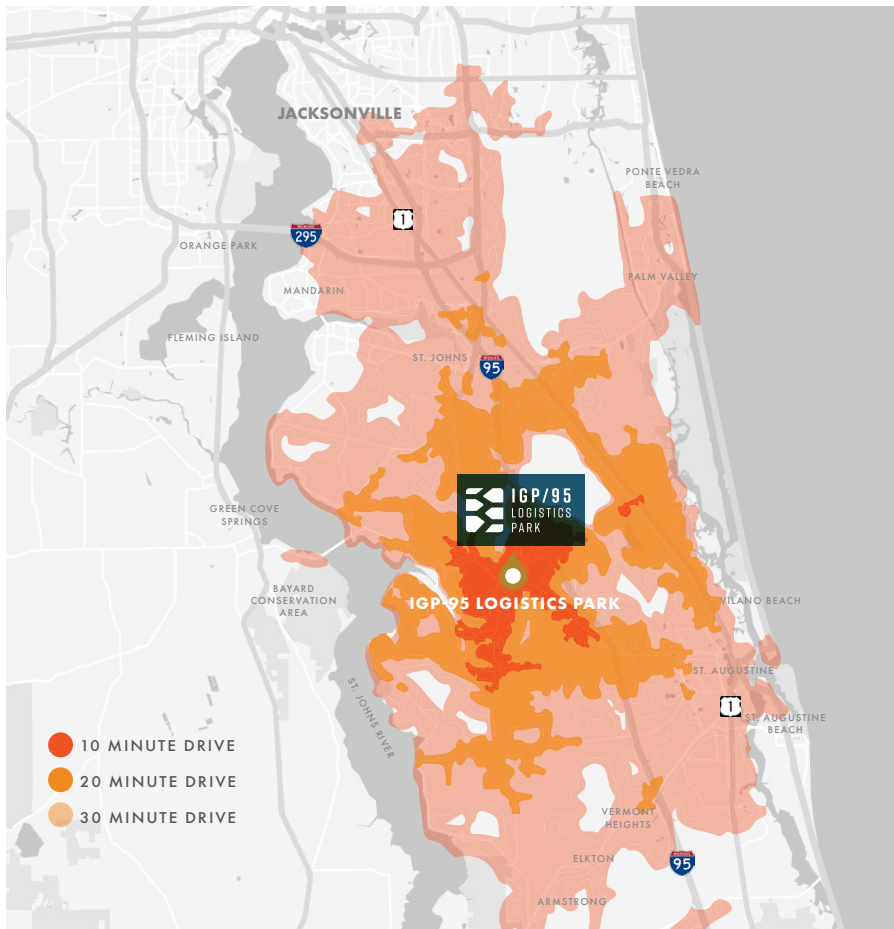
TOTAL SF	110,600 SF
OFFICE SPECS	(2) 2,454 SF
DELIVERY	Q3 2024
BLDG DEPTH	140'
LOADING	REAR
CLEAR HEIGHT	38'
BAY SPACING	50'x50'
DOCK DOORS	49
RAMPS	(4) 12'x16'
TRUCK COURT	120'
FIRE PROTECTION	ESFR
ELECTRICAL	3-800 AMP

LOCATION & ACCESS



WORLD COMMERCE CENTER CONVENIENCE

Conveniently located at I-95 and International Golf Parkway, IGP-95 Logistics Park at World Commerce Center provides quick and easy access to all of St. Johns County and South Jacksonville.



AMENITIES MAP DENSE & GROWING RETAIL



DEMOGRAPHICS

Encompassing the South Jacksonville submarket with its diverse economy, abundant labor force and explosive population growth in St. Johns County, IGP/95 Logistics Park at World Commerce Center provides real estate solutions for distribution and light industrial users.



290,000 RESIDENTS

40% POPULATION GROWTH SINCE 2015



1.5 MILLION CONSUMERS

WITHIN A 30-MINUTE RADIUS (DRIVE TIME)



FOREIGN TRADE ZONE #64

REDUCED CUSTOMS, INCREASED SAVINGS



#1 PUBLIC SCHOOLS

IN THE STATE OF FLORIDA

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IGP/95
LOGISTICS
PARK



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COMMERCIAL

BARINGS