



# STERLING PLAZA PHASE II

## FLEX WAREHOUSE CONDOS

OLD DIXIE HIGHWAY  
PONTE VEDRA, FL 32081  
ST JOHNS COUNTY

**RESERVE NOW:** [www.futureflex.space](http://www.futureflex.space)



### DETAILS

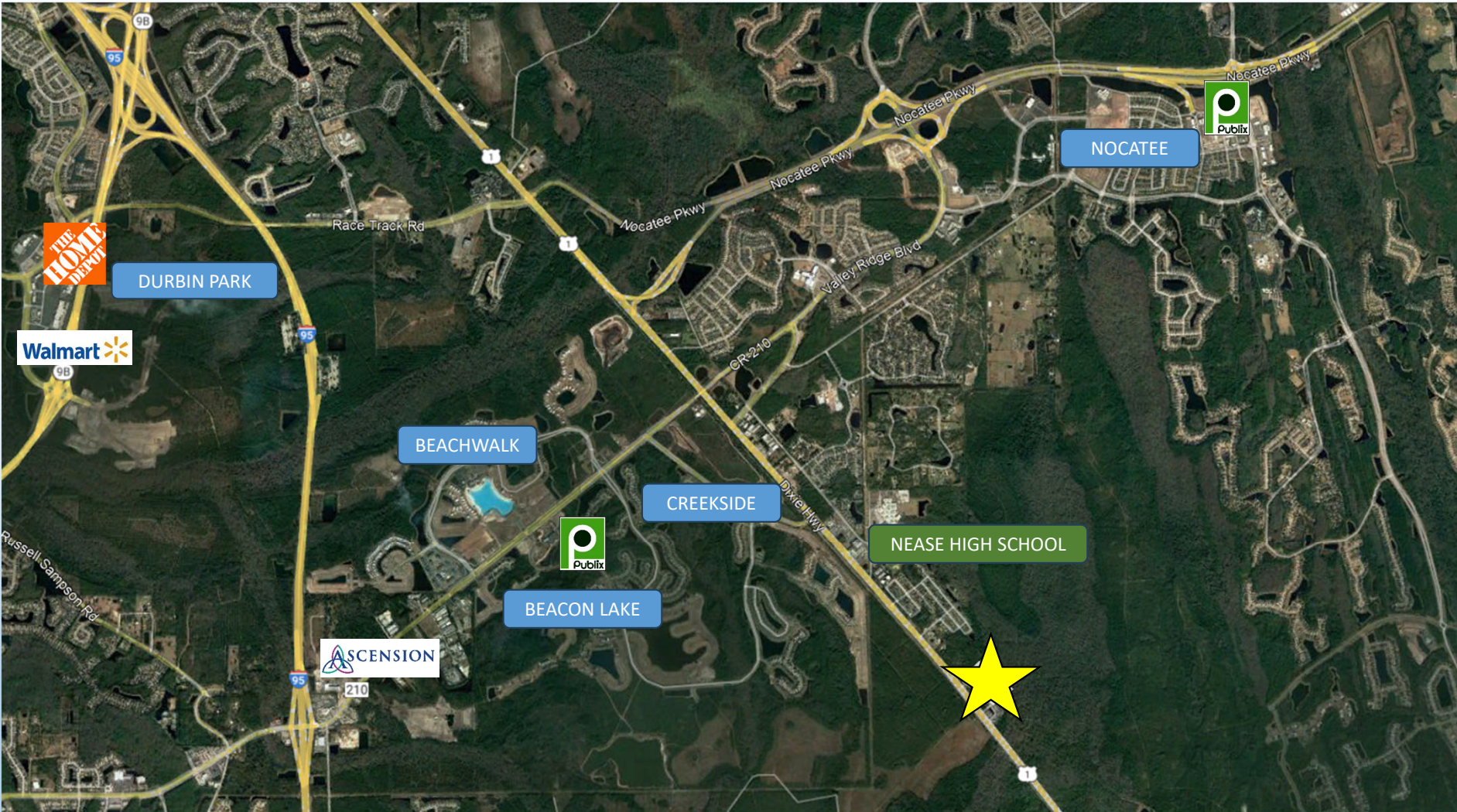
- Second Phase of Sterling Plaza which sold out before completion
- Pre-Leasing and selling during construction
- Flexible zoning and high parking ratio allows for commercial, retail, office, recreational and industrial uses
- 2,400-24,000 SF contiguous space available
- Shell condition, sprinklered, 20ft clear, ready for buildout
- Strategically located: 5 miles from Nocatee and Palencia
- 20 minutes from Town Center, Beaches, and major St. Johns County residential developments
- Estimated completion August 2026

### CONTACT:

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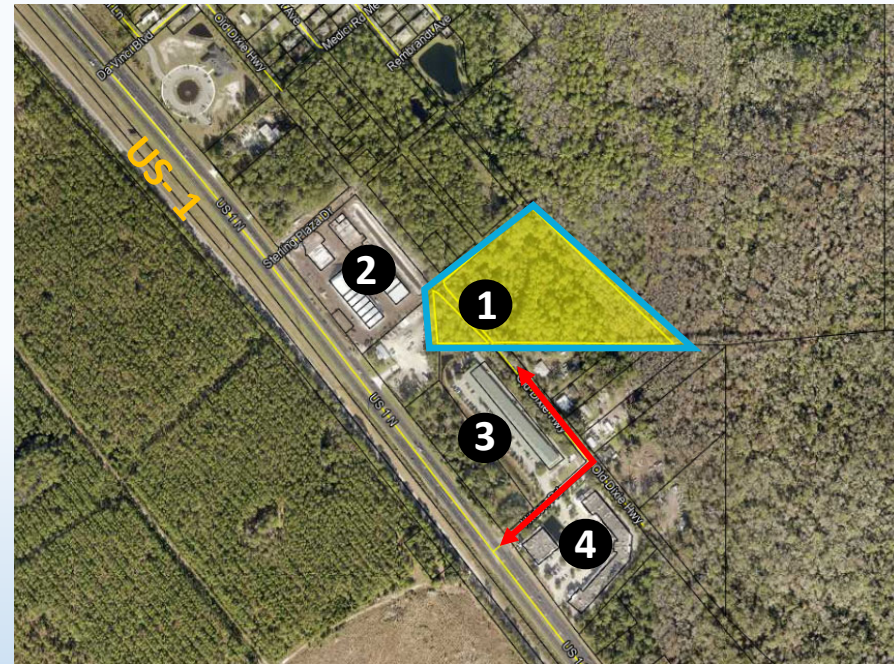
# SUBJECT AERIAL



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Continuation of successful Phase I elevations



- 1** Located off of US 1  
3 mi south of Nocatee  
5 mi north of Palencia
- 2** Sterling Plaza  
57,600 SF Retail/Flex  
Development  
Completed 2022
- 3** The Oaks Business Park  
43,200 SF Warehouse Development  
Completed 2006
- 4** Shoppes of St Johns  
57,500 SF Retail Center  
Completed 2006

# SITE PLAN

## FOR SALE

- Front Entry/Front Roll Up
- Shell Condition
- 2,400-9,600 SF

## FOR LEASE

- Storefront/Rear Roll Up
- Up to 19,200 SF Contiguous
- Ability to build out during construction

## ZONING & USES

- Commercial
- Retail
- Industrial
- Office
- Showroom
- Recreation
- Brewery
- Other



Visit [www.futureflex.space](http://www.futureflex.space) for units available for Sale and Lease

## PROPOSED ELEVATIONS



## CONTACT INFO



[WWW.FUTUREFLEX.SPACE](http://WWW.FUTUREFLEX.SPACE)

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