

±1,500 – 4,500 SF INDUSTRIAL/FLEX AVAILABLE FOR LEASE

50 MULLER DR. SAINT AUGUSTINE, FL 32084



SUITES ARE 100% HVAC CLIMATE-CONTROLLED

LOCAL MARKET EXPERT

COLBY SIMS

Vice President

csims@phoenixrealty.net

904.399.5222

Newmark Phoenix Realty Group, Inc.

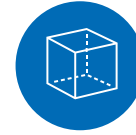
10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256

NEWMARK
PHOENIX REALTY GROUP

PROPERTY DETAILS



Available Size
±1,500–4,500 SF



Available Units
5, 6 & 7



Grade Level Loading
(12' x 14')



Clear Height
18'

Zoning

Commercial Warehouse (CW)

Power

208v, 3 Phase

Warehouse

100% Climate Controlled, Clear Span Warehouse

Premium Location

Nestled In The Heart Of Saint Augustine, Offering Easy Access To I-95 And US-1

Demisable Space

Ideal For Various Business Needs

High Visibility

Located In A Well-Trafficked Area, Maximizing Exposure For Businesses

Loading

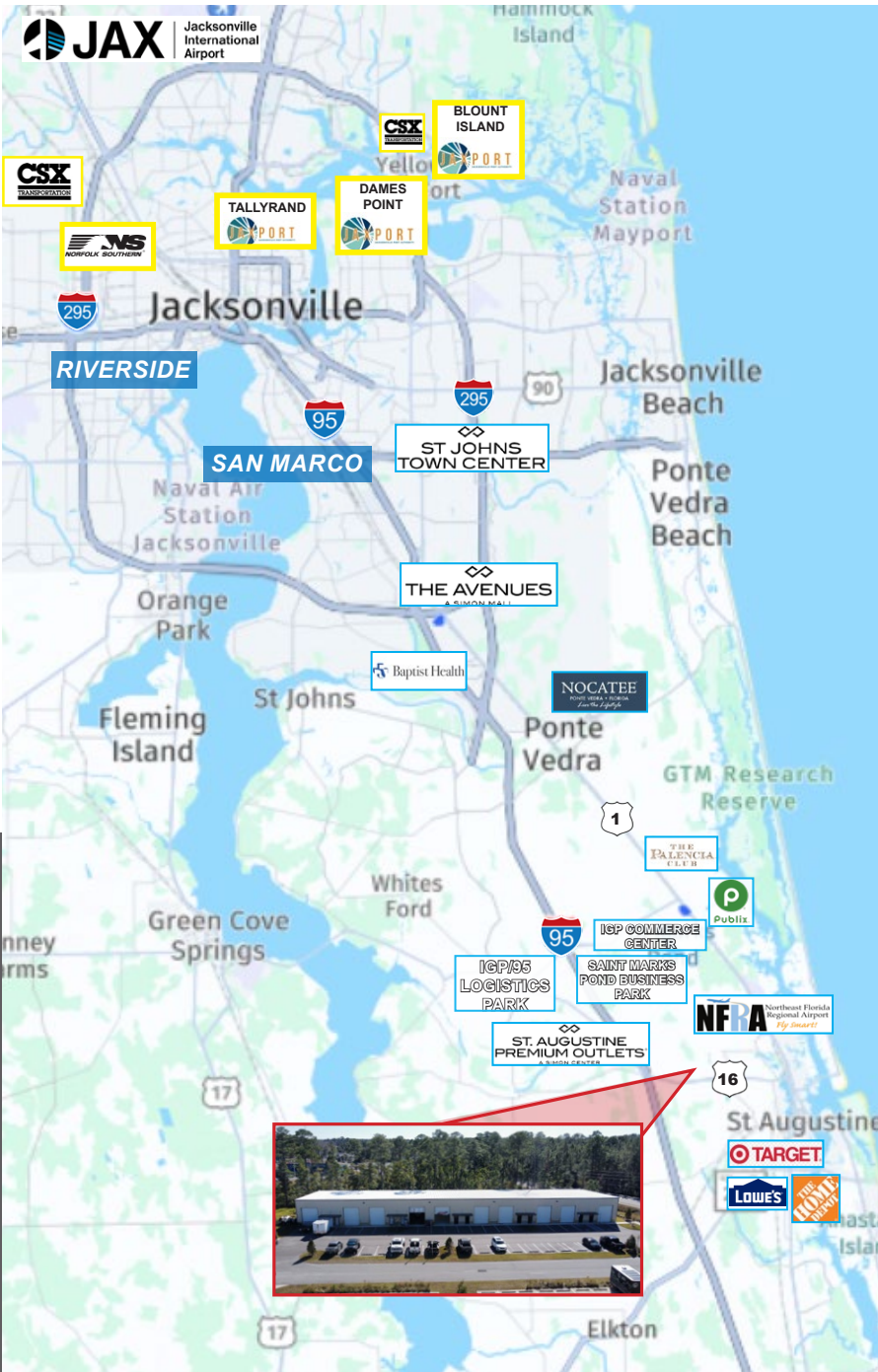
Three (3) Grade Level Drive Ins

Lease Rate: Asking Rate \$15.95 per SF/NNN
HVAC \$3.00 per SF
NNN \$2.85 per SF

The St Johns industrial submarket has a vacancy rate of 19.2% as of the first quarter of 2026. Over the past year, the submarket's vacancy rate has changed by 15.5%, a result of 1.7 million SF of net delivered space and 180,000 SF of net absorption. St Johns's vacancy rate of 19.2% compares to the submarket's five-year average of 5.4% and the 10-year average of 3.9%.

The St Johns industrial submarket has roughly 2.0 million SF of space listed as available, for an availability rate of 20.5%. As of the first quarter of 2026, there is 170,000 SF of industrial space under construction in St Johns. In comparison, the submarket has averaged 580,000 SF of under construction inventory over the past 10 years. The St Johns industrial submarket contains roughly 9.5 million SF of inventory. The submarket has approximately 7.4 million SF of logistics inventory, 680,000 SF of flex inventory, and 1.4 million SF of specialized inventory.

Market rents in St Johns are \$11.70/SF. Rents average around \$10.80/SF for logistics buildings, \$18.20/SF for flex properties, and \$13.00/SF for specialized assets. Rents have changed by 1.7% year over year in St Johns, compared to a change of 1.7% market wide. Market rents have changed by 1.5% in logistics buildings year over year, 5.3% in flex buildings, and 0.4% in specialized buildings. In St Johns, five-year average annual rent growth is 7.6% and 10-year average annual rent growth is 7.2%.

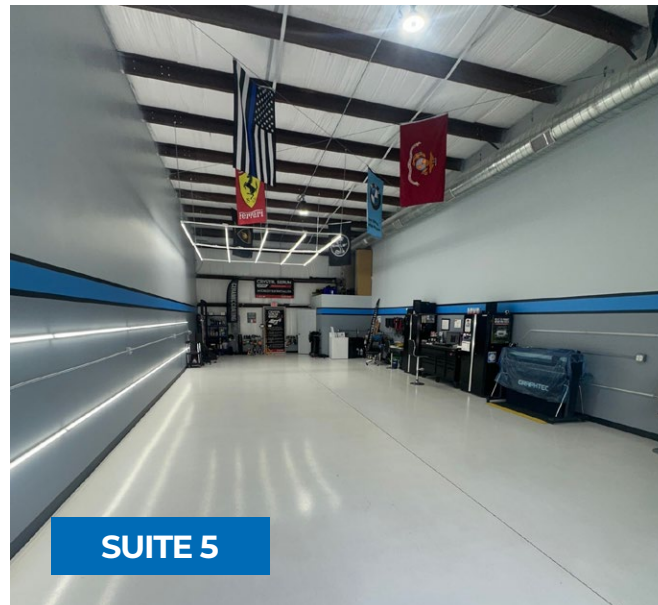


Building Plans

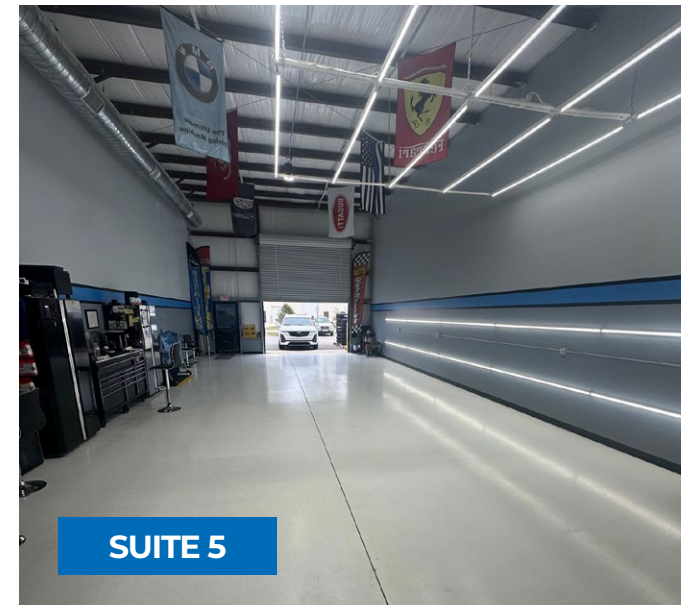
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SUITE 6 & 7



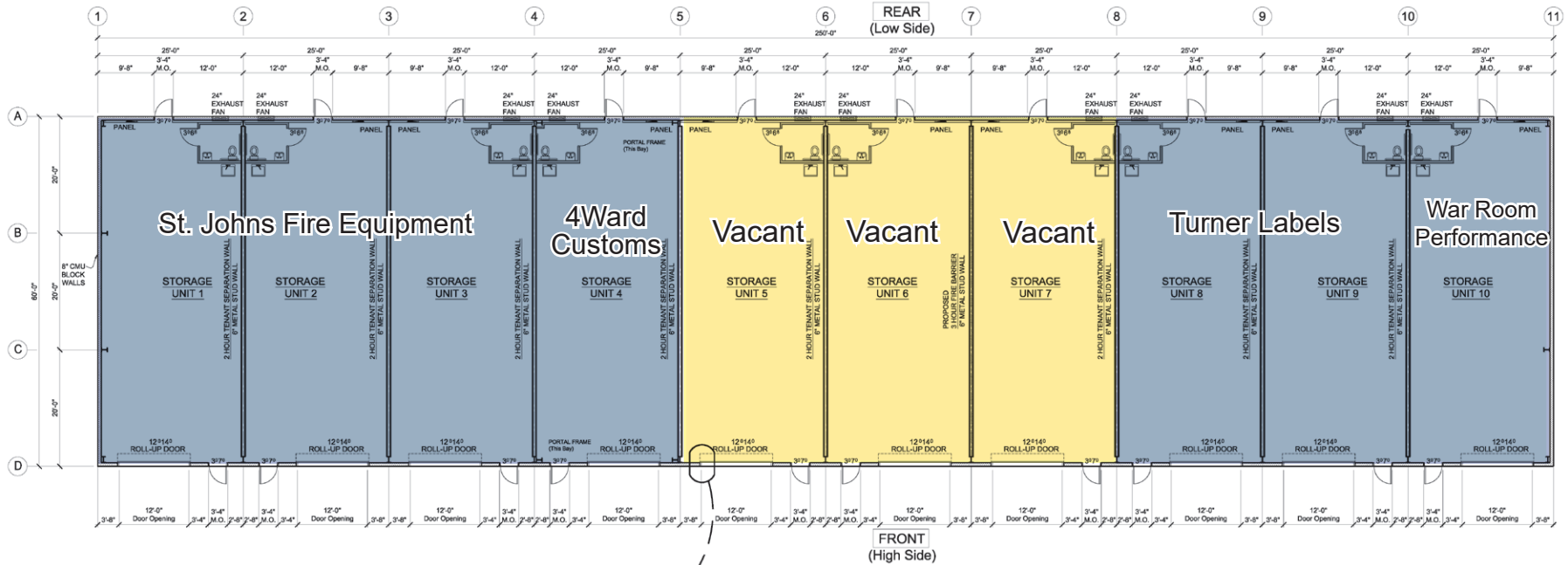
SUITE 5



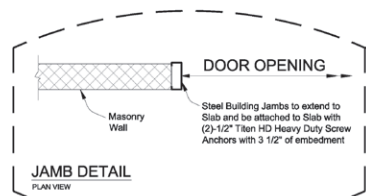
SUITE 5

Building Plans

50 Muller Dr. | Saint Augustine, FL 32084



FLOOR PLAN
SCALE 1/8" = 1'-0"



WALL LEGEND	
	CMU BLOCK WALLS (2' High)
	METAL STUD WALL
	3 HOUR FIRE BARRIER
	6" METAL STUD WALL
	WOOD-FRAMED STUD WALLS

DIMENSION LEGEND	
	ROOM SIZES TO DRYWALL
	BUILDING DIMENSIONS TO STUDS, MASONRY, OR OUT OF GIRT

CONSTRUCTION NOTES:

- Restrooms and Tenant Separation Walls will not be provided at this time. They will be built individually for each Tenant. However, the 3 Hour Fire Barrier will be built at this time.
- The 1 HOUR non-bearing Exterior Wall at Rear will also be provided at this time (See Section)
- In slab plumbing will be provided at this time for both OPTION 1 and OPTION 2 Restroom Layouts.



JOB NAME:
New Building for:
Glenn Smith
Stratton Blvd.
St. Augustine, FL 32084

CONTRACTOR:

CERTIFICATION:
KEITH LAFLAM, P.E.
PROFESSIONAL ENGINEER
NOT VALID WITHOUT EMBOSSED SEAL

LAFLAM
Design Group
STRUCTURAL ENGINEERING

904.797.3749 laflamdesign@aol.com 3125 U.S. 1 South St. Augustine, FL 32086

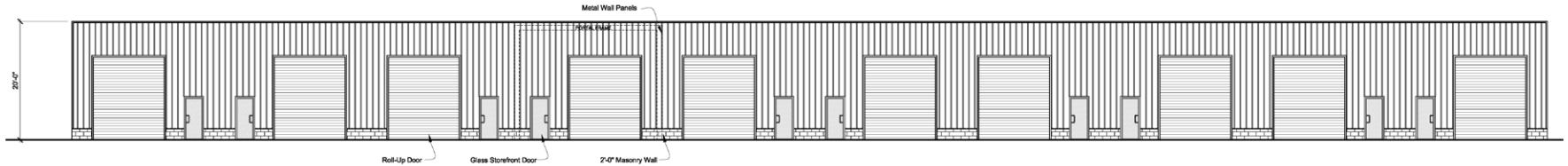
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DRAWN	MCD/TK
CHECKED	RCL
DATE	April 20, 2022
SCALE	NOTED
JOB NAME	

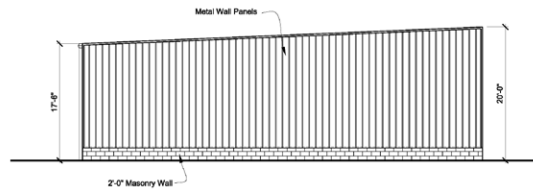
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SHEET
A1.1
2 of 7 SHEETS

Building Elevations

50 Muller Dr. | Saint Augustine, FL 32084

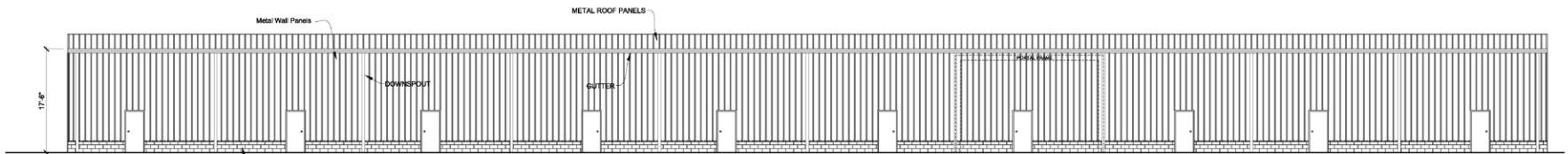


FRONT ELEVATION
SCALE 1/8" = 1'-0"



DISCLAIMER:
Architectural Elevations shown on this plan are an approximate view of the finished project. Actual Elevations may look different in field.

LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION (Similar)
SCALE 1/8" = 1'-0"



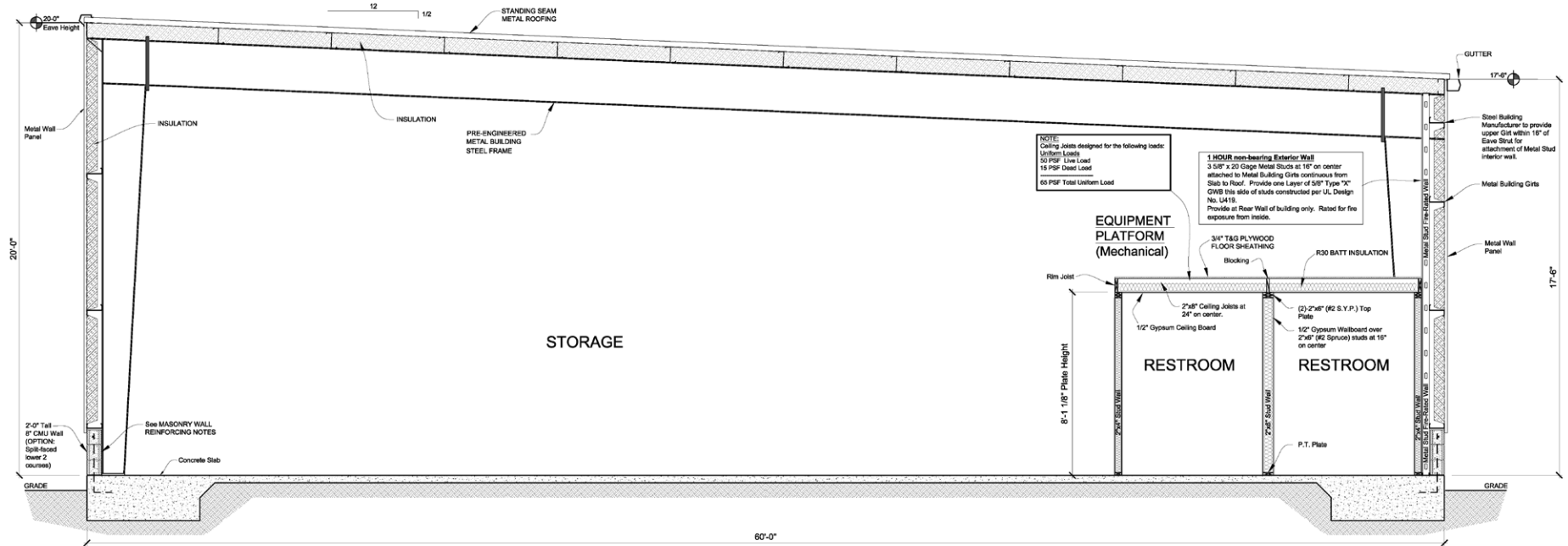
REAR ELEVATION
SCALE 1/8" = 1'-0"

<p>JOB NAME: New Building for: Glenn Smith Stratton Blvd. St. Augustine, FL 32084</p>	<p>CONTRACTOR:</p>	<p>CERTIFICATION: REITH LARJAK, P.E. PROFESSIONAL ENGINEER NOT VALID WITHOUT EMBOSSED SEAL</p>	<p>LAFAM Design Group STRUCTURAL ENGINEERING 904.797.3749 lafamdesign@aol.com 3125 U.S. 1 South St. Augustine, FL 32086</p>	<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	BY									<table border="1"> <tr> <td>DRAWN</td> <td>MCD TM</td> </tr> <tr> <td>CHECKED</td> <td>RKL</td> </tr> <tr> <td>DATE</td> <td>April 20, 2022</td> </tr> <tr> <td>SCALE</td> <td>NOTED</td> </tr> <tr> <td>JOB NAME</td> <td> </td> </tr> </table>	DRAWN	MCD TM	CHECKED	RKL	DATE	April 20, 2022	SCALE	NOTED	JOB NAME		<p>For Permit</p> <p>SHEET</p> <p>A2</p> <p>4 OF 7 SHEETS</p>
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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.

Building Plans

50 Muller Dr. | Saint Augustine, FL 32084



SIDEWALL SECTION
SCALE 1/2" = 1'-0"
Portions omitted for clarity

RESTROOM FRAMING NOTES:

- WALL FRAMING:** Provide 2"x4" or 2"x6" Wood Framed Stud Walls as shown on Floor Plan. Provide (2)-2"x (#2 SYP) Top Plate, 2"x (#2 Spruce) Studs at 16" on center, and 2"x Pressure Treated Bottom Plate. Finish with 1/2" Gypsum Wallboard or Plywood. Walls to be 8' tall.
- DOOR HEADER:** Provide (2)-2"x6" (#2 SYP) with (1)-2"x4" (#2 Spruce) Jack Stud and (1)-2"x4" (#2 Spruce) King Stud
- CEILING FRAMING:** Provide 2"x8" Ceiling Framing at 24" on center to span ±7" maximum. Finish with 1/2" Gypsum Wallboard or Plywood inside the bathroom. Provide 3/4" T & G Plywood Floor Sheathing on top.

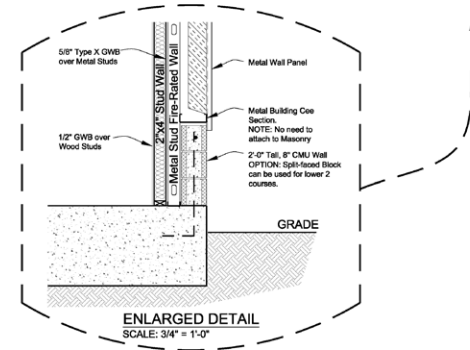
NOTE: This will be used for MECHANICAL AREA above the Restroom.

MASONRY WALL REINFORCING NOTES:

- Provide #5 Vertical Reinforcing in concrete filled cells continuous from footing to top of block. Locate at corners, jamba, ends, at locations shown on plan above, and at 48" on center elsewhere. Hook bar or epoxy set into footing below.
- Provide #5 Horizontal Reinforcing continuous in concrete filled knock-out web block at top of wall.
- Masonry wall to be concrete filled only at reinforcing above the slab.

MASONRY WALL NOTES:

Be careful of Masonry Opening size at Overhead Doors. The Steel Building Jamba extend and attach to slab at these locations. Be sure to enlarge the Masonry Openings as required to accommodate these Steel Building Jamba. See Jamb Detail.



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904.797.3749 laflamdesign@aol.com
LICENSE NUMBER 35960

REVISIONS	BY

DATE	BY
APR 20, 2022 <td>RCL </td>	RCL

For Permit
SHEET
A3
5 of 7 SHEETS

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.

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