

FOR SALE

96 Fred Waters Way St. Augustine, FL 32084



PROPERTY DESCRIPTION

Introducing a brand-new 2025 block-constructed facility less than 10 minutes from downtown St. Augustine and under 15 minutes to I-95 – ideal for businesses looking for visibility and flexibility. Whether you're a growing business or investor, this turnkey asset delivers versatility, location, and professional grade build-quality in a thriving market.

PROPERTY HIGHLIGHTS

- Zoning: Industrial, Warehousing (IW)
- 2,080 underroof square footage
- Multiple flex spaces with bathrooms
- Investment or owner-user opportunity
- 2 Independent Electric Meters
- Motorized Roll Up Bay Doors
- Multi-Level Office Space

OFFERING SUMMARY

Sale Price:	\$790,000
Parcel Size:	0.20 Acre
Interior Sq. Ft.:	2,080 sqft.



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