

FOR LEASE

675 KINGS ESTATE ROAD



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

675 Kings Estate Road St. Augustine, FL 32086



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	58,240 SF
Available SF:	2,240 SF
Lot Size:	3.89 Acres
Number of Units:	3

PROPERTY OVERVIEW

Brand-new industrial warehouse condos available for lease in St. Augustine, FL. Three units are currently available, each offering $\pm 2,240$ SF. The industrial park sits on ± 3.89 acres and is zoned IW (Industrial Warehouse). The buildings feature cold-formed steel construction with tilt-up concrete walls and approximately 28'-30' clear heights. Each unit includes one 12' x 16' grade-level bay door, with a community loading dock available for tenant use. Conveniently located just off U.S. Highway 1 with easy access to State Road 207 and I-95.

PROPERTY HIGHLIGHTS

- Ideal For: Contractors, manufacturers, distributors, equipment companies & more
- NNN Expenses: \$4.00/PSF (Includes HOA and estimated RE taxes)
- High Ceilings
- Oversized grade-level bay door (12x16)

PRESENTED BY:

CAMERON MESH

904.460.7676

cmesh@kinkadecommercial.com

EXECUTIVE SUMMARY

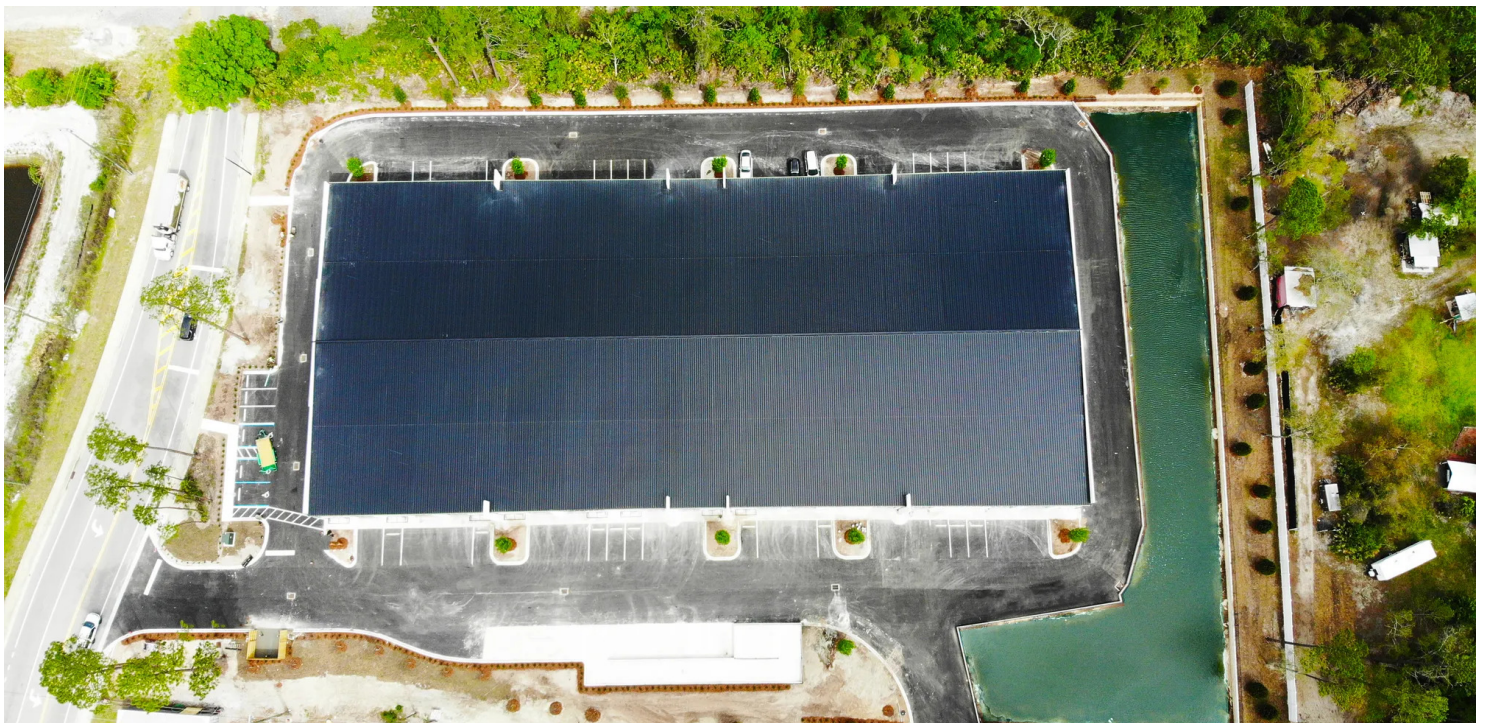
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ADDITIONAL PHOTOS

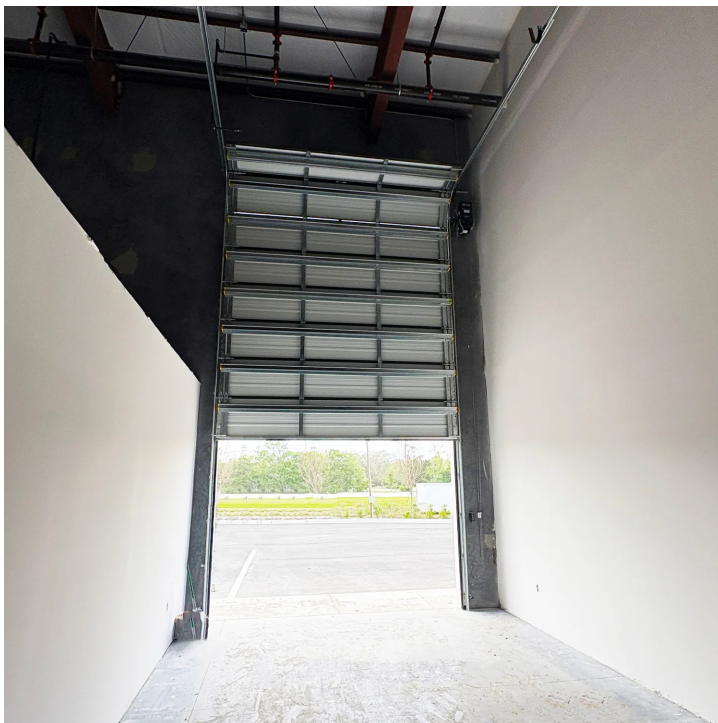
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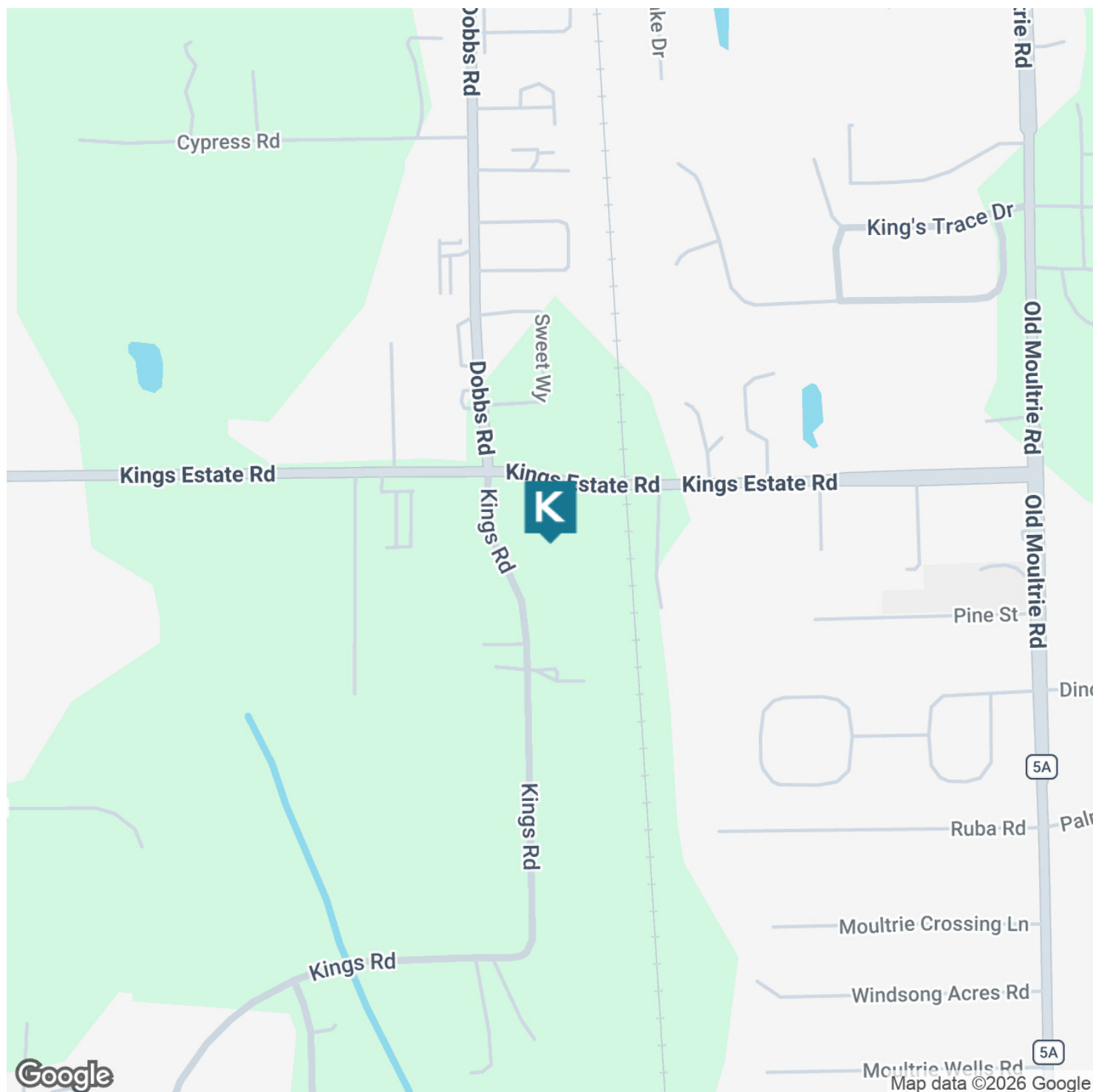
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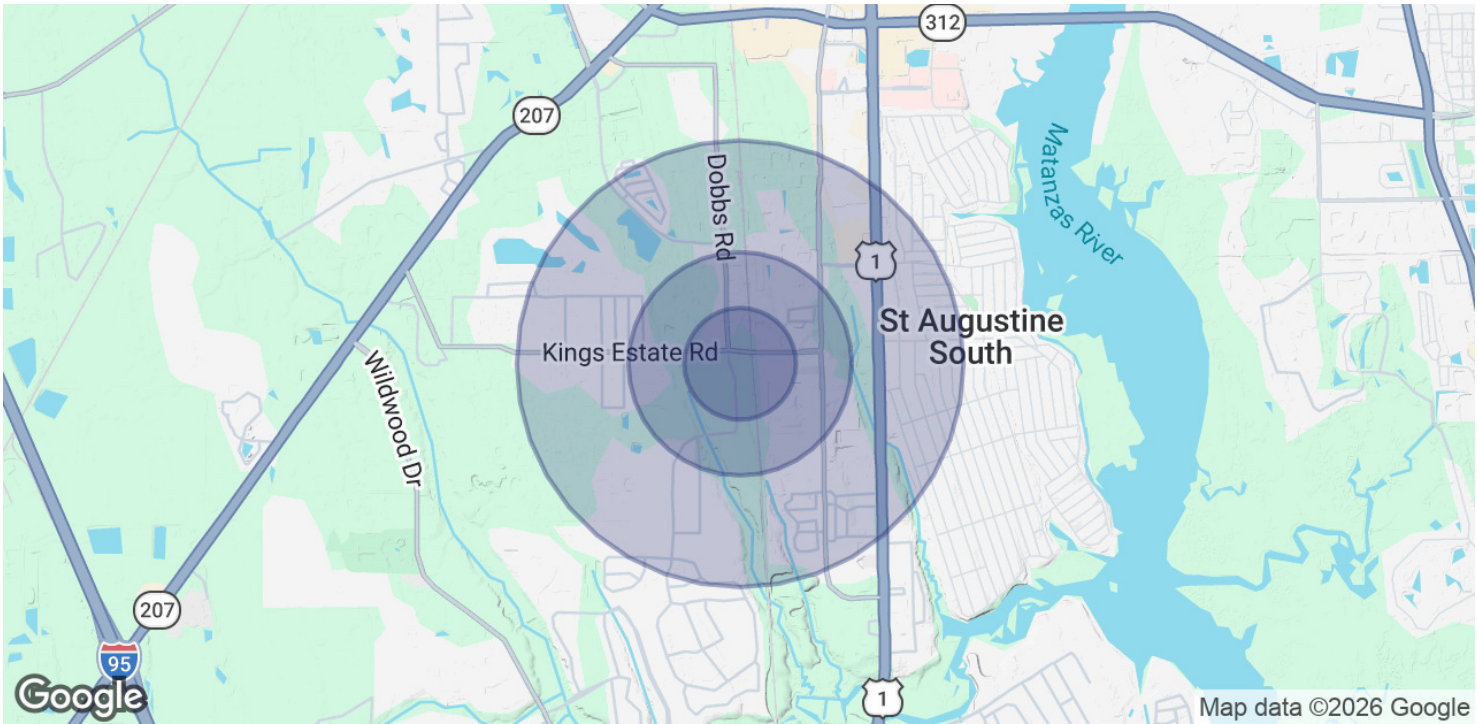
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LOCATION MAP

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	273	1,082	4,919
Average Age	48.8	49.4	46.0
Average Age (Male)	45.2	46.9	43.1
Average Age (Female)	50.8	49.8	49.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	92	372	1,808
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$98,761	\$94,030	\$92,618
Average House Value	\$391,910	\$379,411	\$373,169

2023 American Community Survey (ACS)

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