

FOR LEASE

STERLING PLAZA INDUSTRIAL PARK

9950 Old Dixie Highway, Unit #703 Ponte Vedra, FL 32082



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (\$5.00)
Available SF:	2,400 SF

PROPERTY OVERVIEW

Introducing this brand new construction warehouse at 9950 Old Dixie Highway, Unit #703, Ponte Vedra, FL, 32082. This 2,400 SF warehouse space boasts a lofty 20' ceiling height and a versatile shell condition, offering a blank canvas for customization. Tenants will benefit from the availability of tenant improvement funds to facilitate the creation of restroom and office space, as well as the convenience of a built-in sprinkler system. With abundant potential and essential features in place, this property is primed to accommodate a variety of business needs. Explore the possibilities and make this space your own.

PROPERTY HIGHLIGHTS

- New construction warehouse offering 2,400 SF
- Impressive 20' ceiling height
- Customizable shell condition
- Built-in sprinkler system for safety

PRESENTED BY:

ROCHELLE PIERSALL
904.599.3480
rochelle@kinkadecommercial.com

AMANDA KINKADE
904.635.6376
amanda@kinkadecommercial.com

FOR LEASE

STERLING PLAZA INDUSTRIAL PARK



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

9950 Old Dixie Highway, Unit #703 Ponte Vedra, FL 32082



9950 Old Dixie Hwy., #703
2,400 sq. ft. | Industrial



PRESENTED BY:

ROCHELLE PIERSALL
904.599.3480
rochelle@kinkadecommercial.com

AMANDA KINKADE
904.635.6376
amanda@kinkadecommercial.com

ADDITIONAL PHOTOS

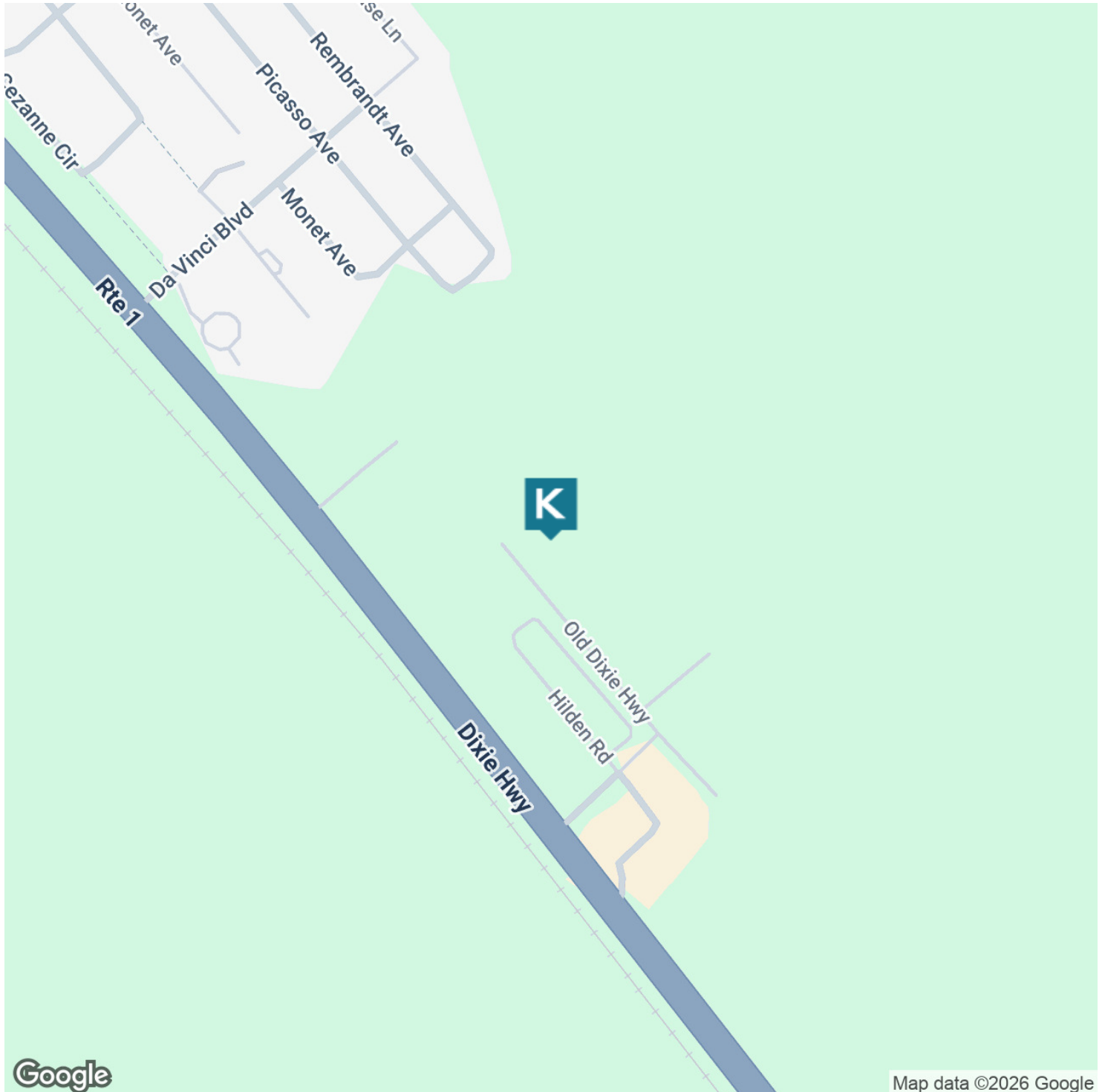
FOR LEASE

STERLING PLAZA INDUSTRIAL PARK



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

9950 Old Dixie Highway, Unit #703 Ponte Vedra, FL 32082



PRESENTED BY:

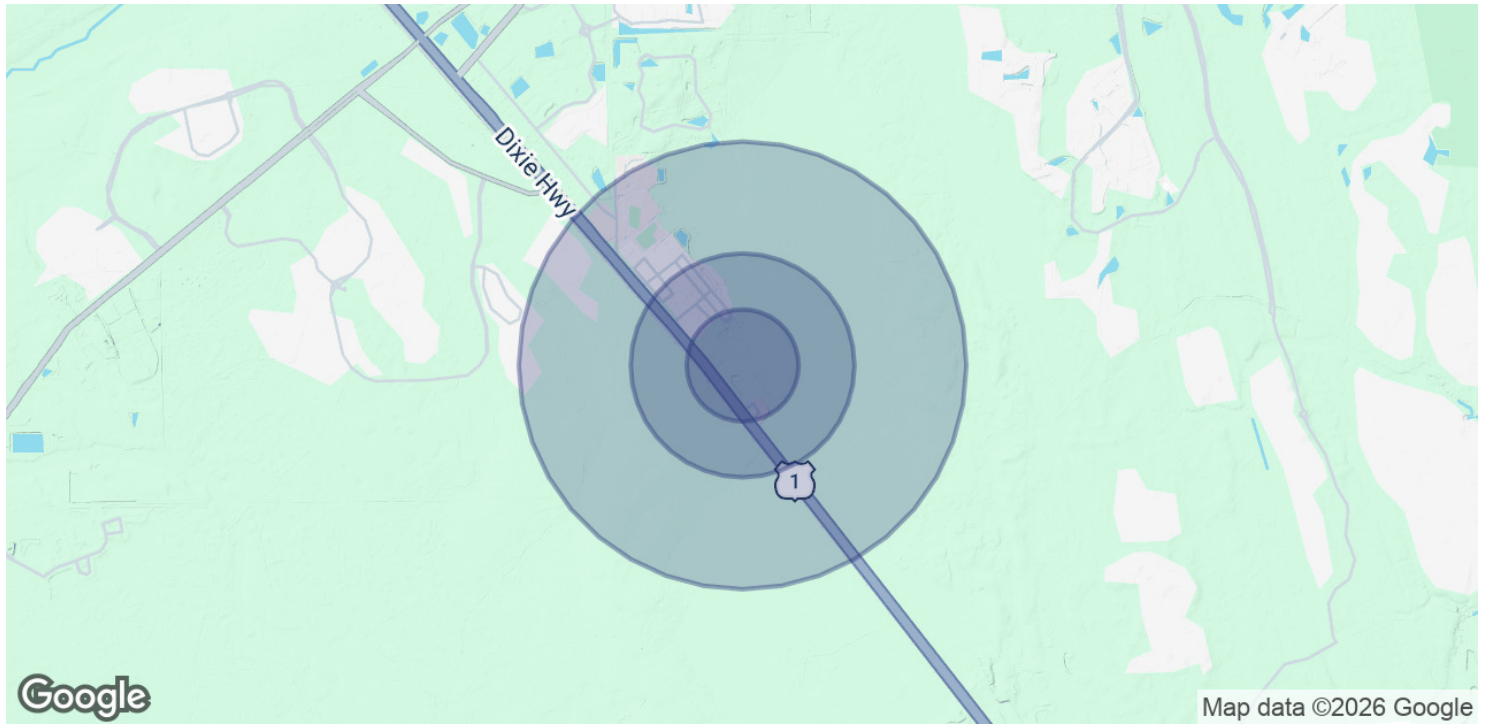
ROCHELLE PIERSALL
904.599.3480
rochelle@kinkadecommercial.com

AMANDA KINKADE
904.635.6376
amanda@kinkadecommercial.com

FOR LEASE

STERLING PLAZA INDUSTRIAL PARK

9950 Old Dixie Highway, Unit #703 Ponte Vedra, FL 32082



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	236	746	2,284
Average Age	43.6	43.1	42.5
Average Age (Male)	43.2	42.6	42.1
Average Age (Female)	44.7	44.0	43.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	77	249	783
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$200,715	\$195,758	\$193,504
Average House Value	\$525,689	\$526,143	\$553,450

2023 American Community Survey (ACS)

PRESENTED BY:

ROCHELLE PIERSALL
904.599.3480
rochelle@kinkadecommercial.com

AMANDA KINKADE
904.635.6376
amanda@kinkadecommercial.com