



Saint John's County Commerce Park

309,600 SF DEVELOPMENT | 6,000 - 54,000 SF SUITES + IOS
206,440 SF PHASE I | DELIVERING Q4 2027

0 Agricultural Center Drive,
Saint Augustine, FL 32092

 WDG
Real Estate Partners

 DAVIS

CBRE

Phase I

SITE FEATURES



206,400 SF Total | 6,000
- 50,000 SF suites + IOS



Delivering
Q4 2027



Inquire for
Office Plans



24' Clear Height



Bldg A, B, C D: 170'
Truck Court (Shared)
Bldg E & F: 110'



3 Dock High Doors
per 6,000 SF Suite



LED Lighting



1 Drive-in Door
per Suite



1.4/1,000 SF
Auto Parking



ESFR Sprinkler
System

EOC DRIVE

(140) AUTO PARKING

WAREHOUSE A
54,000 SF
24'-0" CLEAR HEIGHT

(2) 12'X14' DRIVE-IN DOORS
(27) 9'X10' DOCK POSITIONS

WAREHOUSE B
49,200 SF
24'-0" CLEAR HEIGHT

(2) 12'X14' DRIVE-IN DOORS
(24) 9'X10' DOCK POSITIONS

(2) 12'X14' DRIVE-IN DOORS
(27) 9'X10' DOCK POSITIONS

WAREHOUSE C
54,000 SF
24'-0" CLEAR HEIGHT

(2) 12'X14' DRIVE-IN DOORS
(24) 9'X10' DOCK POSITIONS

WAREHOUSE D
49,200 SF
24'-0" CLEAR HEIGHT

(117) AUTO PARKING

(112) AUTO PARKING

WAREHOUSE E
54,000 SF
24'-0" CLEAR HEIGHT

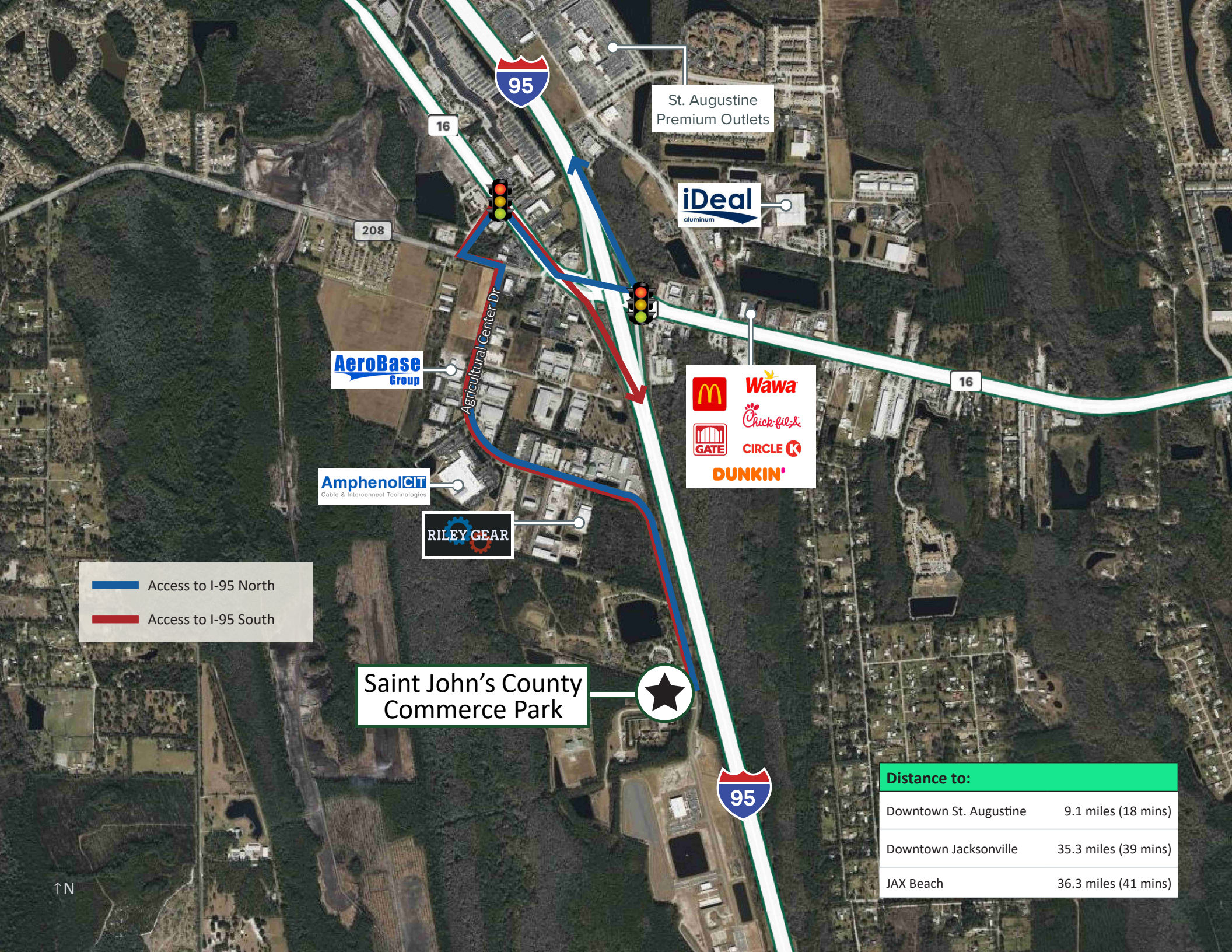
(2) 12'X14' DRIVE-IN DOORS
(27) 9'X10' DOCK POSITIONS

WAREHOUSE F
49,200 SF
24'-0" CLEAR HEIGHT

(2) 12'X14' DRIVE-IN DOORS
(24) 9'X10' DOCK POSITIONS

PHASE I

PHASE II



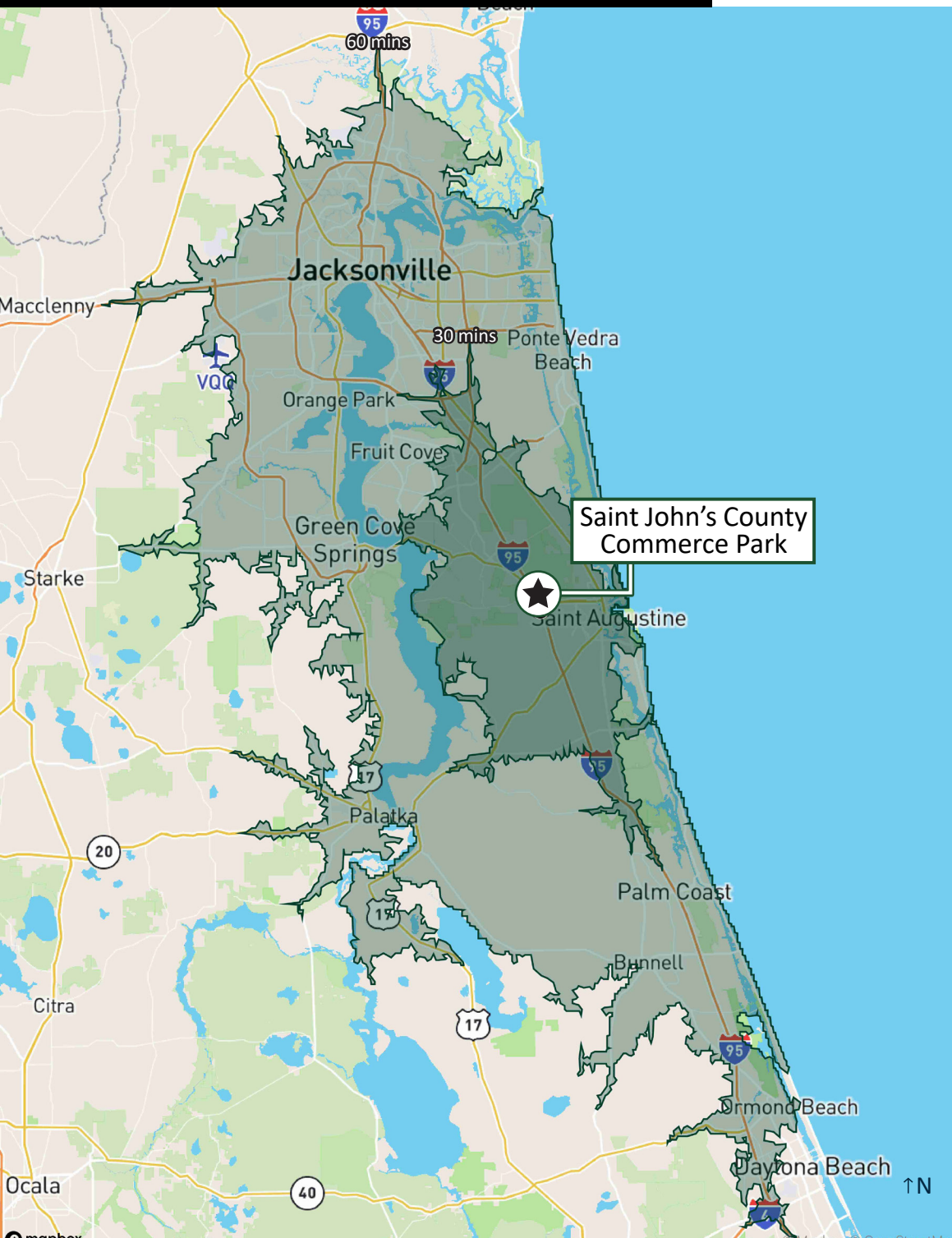
— Access to I-95 North

— Access to I-95 South

Saint John's County
Commerce Park

Distance to:	
Downtown St. Augustine	9.1 miles (18 mins)
Downtown Jacksonville	35.3 miles (39 mins)
JAX Beach	36.3 miles (41 mins)

LOCATION STATISTICS



Key Metrics (Drive Time)	30 minutes	60 minutes
Population	367,297	1,966,770
Daytime Population	371,569	1,991,453
Labor Force (Transportation, Production, Material Moving)	23,568	124,440
Bachelor's Degree or Higher	127,577	540,602
Businesses	13,264	72,653
Avg Household Income	\$146,303	\$120,050

ST. JOHNS COUNTY:

- + **Economic Development**
 - Continues to attract new businesses and investment along the I 95 corridor.
 - Significant industrial growth along the I-95 corridor, including logistics parks and rail-served industrial facilities
 - Strong population growth supports ongoing commercial development.
- + **Lower Taxes:**
 - Recently adopted a property tax reduction for FY2026.
 - Maintains a competitive business climate while investing in infrastructure and public services
- + **School District**
 - Consistently ranked among the top public school districts in Florida
 - Strong academic performance and ongoing investment in new schools to meet growth demands.

CLAY COUNTY:

- + **Economic Development**
 - First Coast Expressway expansion creating major development opportunities. Florida has committed approximately \$1.9 billion to the project
 - Strong focus on attracting industrial, logistics, and commercial development
 - Lower business and labor costs compared to much of the region.
- + **Lower Taxes:**
 - Known for low tax and millage rates.
 - Generally considered one of the more affordable counties in Northeast Florida.
- + **School District**
 - Strong public school system with A rated schools.
 - Well regarded Career and Technical Education programs.

Sources: sjcchamber · chooseclay.com

ST. JOHNS COUNTY

5TH FASTEST GROWING COUNTY IN THE UNITED STATES

2025 - 2030 projected population growth by ZIP code. The property (star marker) sits within one of the highest-growth zones in the submarket, exceeding 5% growth rate

15 Active PUD Developments		
● Nocatee	12,952 apr	2,614 rem
● SilverLeaf	18,000 apr	13,666 rem
● RiverTown	4,500 apr	1,227 rem
● Shearwater	2,891 apr	515 rem
● Trailmark	4,811 apr	789 rem
● Grand Oaks	999 apr	558 rem
● Durbin Park	2,265 apr	1,956 rem
● Sandy Creek	1,082 apr	699 rem
World Golf Village	2,972 apr	553 rem
World Commerce Ctr	1,271 apr	435 rem
Elevation Pointe	750 apr	750 rem
Middlebourne	426 apr	276 rem
Greenbriar Downs	818 apr	431 rem
Helow-Greenbriar	1,439 apr	1,439 rem
Landings/St.Johns	1,349 apr	1,331 rem

● Single-Family Community

Total Approved

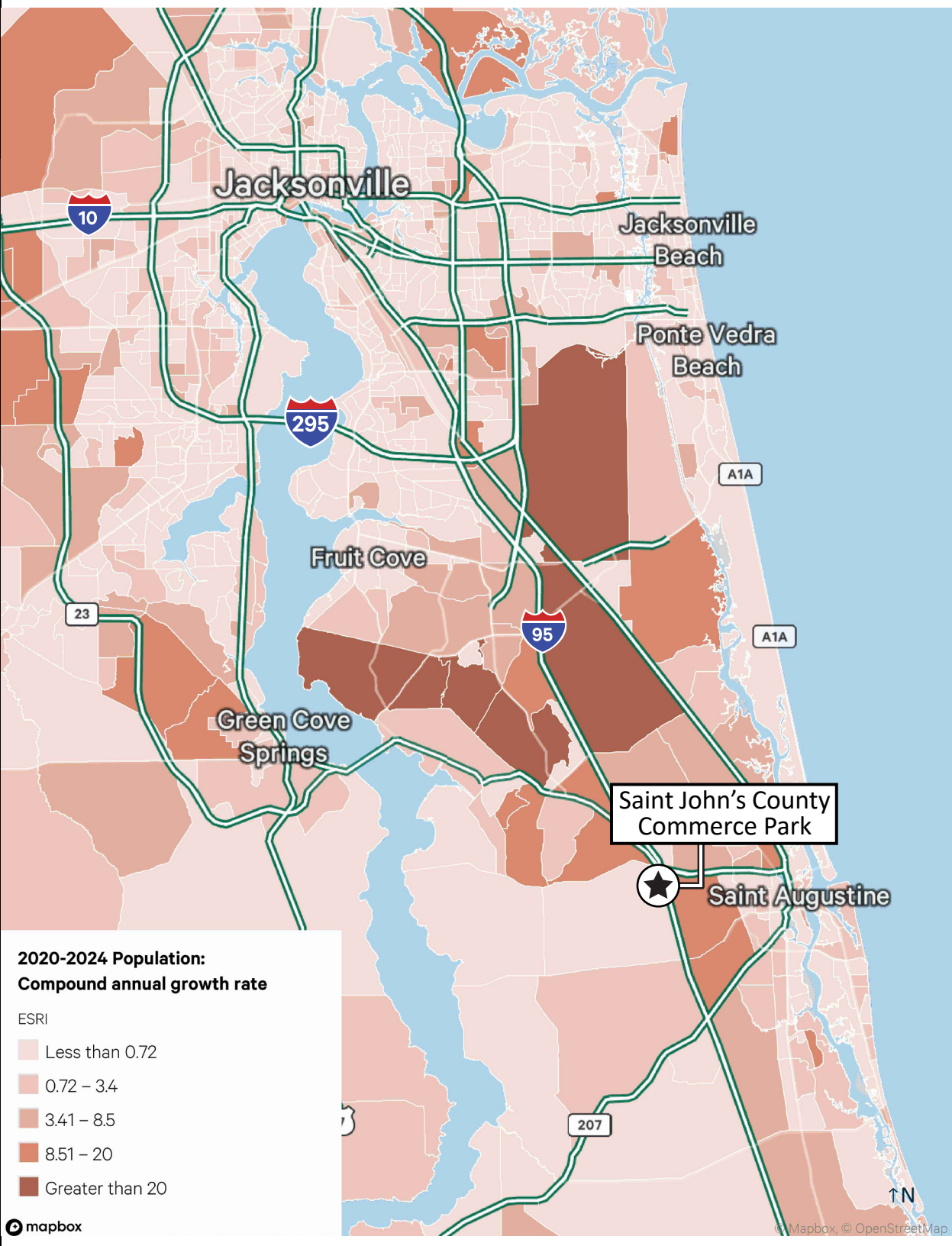
56,525

Units Across 15 PUDS

Remaining to Build

27,239

Driving Workforce Growth



FIRST COAST EXPRESSWAY

The First Coast Expressway (FCE) is the single largest public infrastructure investment in NE Florida history — Phase 2 already connects SJCCP directly to Jacksonville's Westside industrial corridor, and full I-95 connectivity by 2032 will position SJCCP to capture the FCE's diverted freight and commuter traffic from both ends of the corridor.

\$1.9B

Total FDOT Investment

46 mi

4-Lane Toll Road

17

Interchanges

2032

Full Completion

55,600

Daily Vehicles

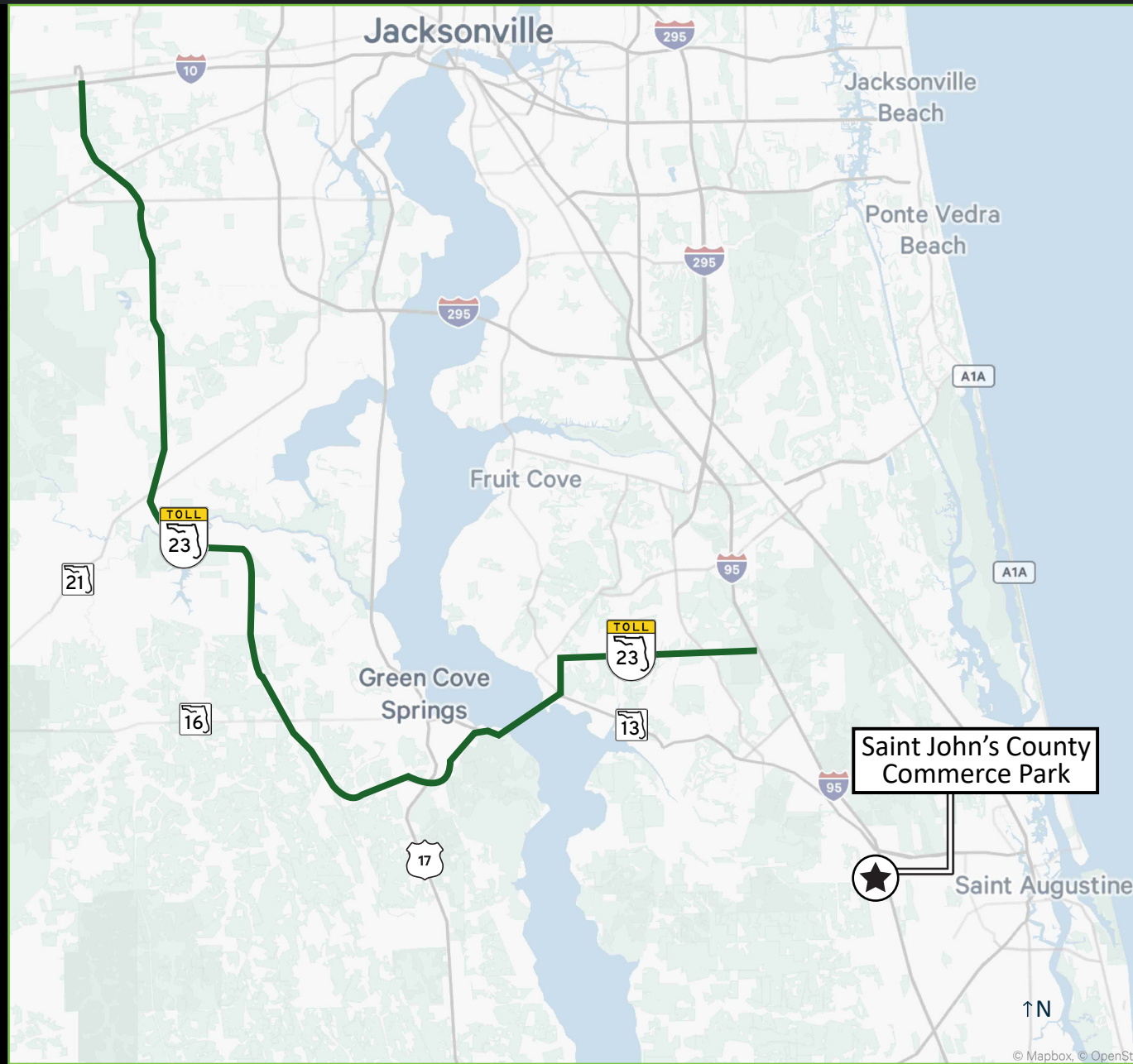
5-8K

Cars Diverted/day

Project Phases

- **Phase 1 - 2019**
I-10 → SR-21, Middleburg · 15 mi open
- **Phase 2 - Aug 2025**
SR-21 → Green Cove Springs · 18 mi open
- **Phase 3 - Est 2031**
Shands Bridge + St. Johns River · \$595M
- **Phase 3B - Est 2032**
St. Johns River → I-95, St. Johns County

Sources: [sjcchamber](#) · [chooseclay.com](#)





Saint John's County Commerce Park

Agricultural Center Drive, Saint Augustine, FL 32092

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