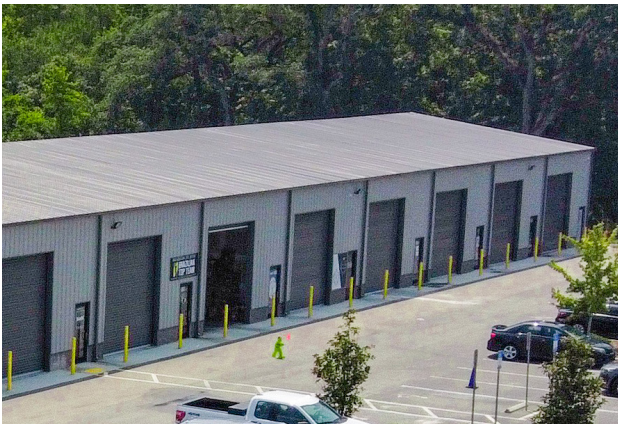


# SAINT MARKS POND BUSINESS PARK

SAINT AUGUSTINE, FL 32095



**±55,500 SF INDUSTRIAL/FLEX SPACE AVAILABLE - FOR LEASE**



For more information please contact our exclusive agent:  
**Colby Sims Industrial Specialist**  
[csims@phoenixrealty.net](mailto:csims@phoenixrealty.net)

Newmark Phoenix Realty Group, Inc.  
904.399.5222  
10739 Deerwood Park Blvd. #310  
Jacksonville, FL 32256

- ◆ Zoning: IW (Industrial Warehouse), Landlord to apply for special use permits to allow for recreational and commercial uses.
- ◆ Clear Height: 18' – 25'
- ◆ Power: 3 phase, 240v
- ◆ Loading: Grade Level (14' x 14' Roll Up Doors)
- ◆ Clear Span Warehouse
- ◆ Outdoor Storage Available
- ◆ Ample Parking
- ◆ Close proximity to US-1 and I-95
- ◆ Delivery of Space: Landlord can provide 1,500 SF increments. Landlord to provide one ADA compliant restroom, one roll up door, overhead lighting, electrical, and fire rated walls per 1,500 SF.

**Asking Rate: \$15.95 per SF/NNN**

**NNN is \$2.85 per SF and includes tenant's portion of property taxes, insurance, common area maintenance, and water.**

**Landlord will provide HVAC for an additional \$3 per SF.**

**NEWMARK**  
PHOENIX REALTY GROUP

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.

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# Park Summary & Site Plan

Saint Marks Pond Business Park | St. Augustine, FL

515 International Golf Pkwy (Building 3)  
 Building Size: 15,000 SF Available For Lease: 7,500 SF

545 International Golf Pkwy (Building 2)  
 Building Size: 24,000 SF Available For Lease: 24,000 SF

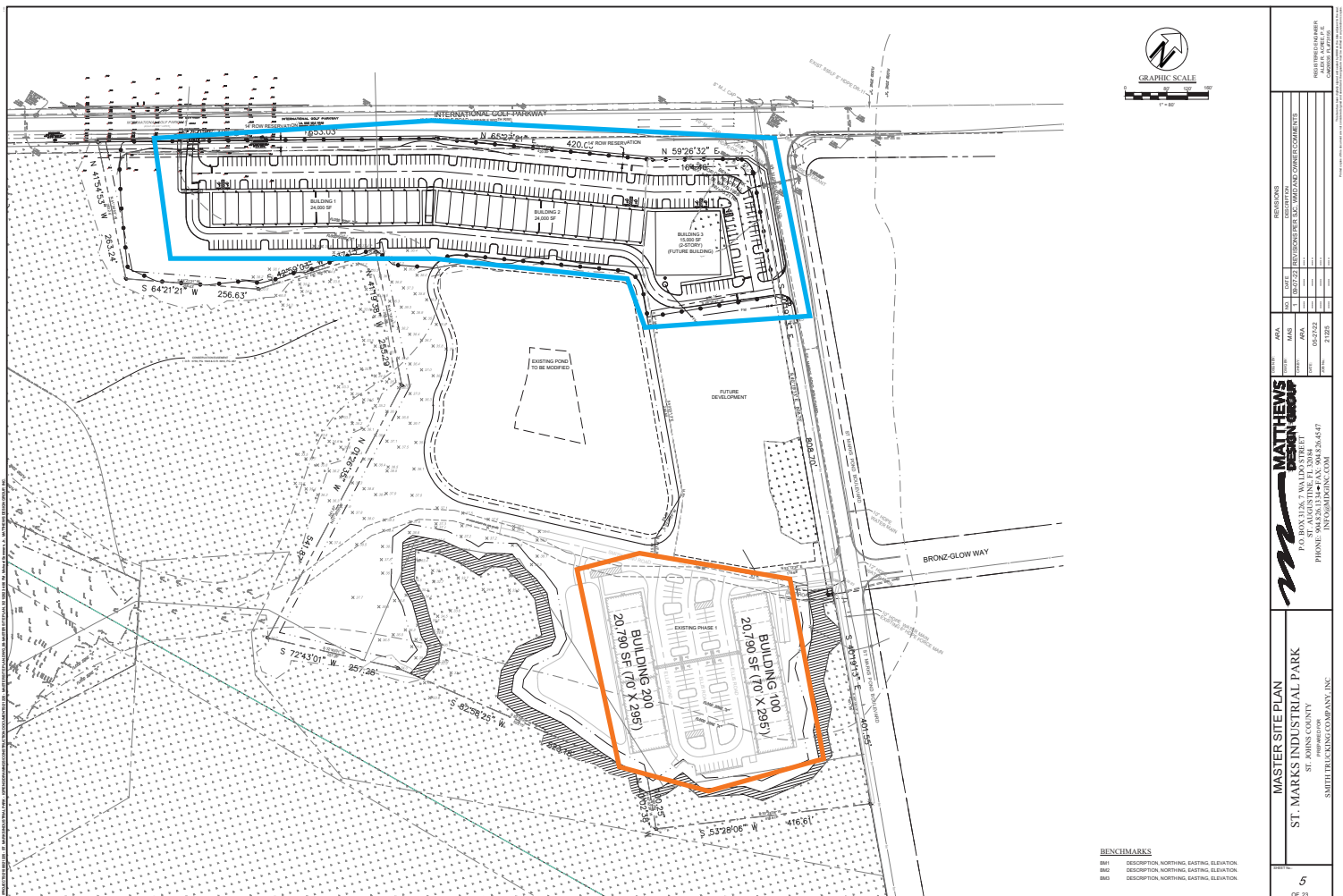
585 International Golf Pkwy (Building 1)  
 Building Size: 24,000 SF Available For Lease: 24,000 SF

**Total Square Footage:  
104,580 SF**

**Total Available for Lease:  
55,500 SF**

50 Ellis St, Saint Augustine, FL 32095 (Building 200)  
 Building Size: 20,790 SF 100% occupied, no vacancy

51 Ellis St, Saint Augustine, FL 32095 (Building 100)  
 Building Size: 20,790 SF 100% occupied, no vacancy



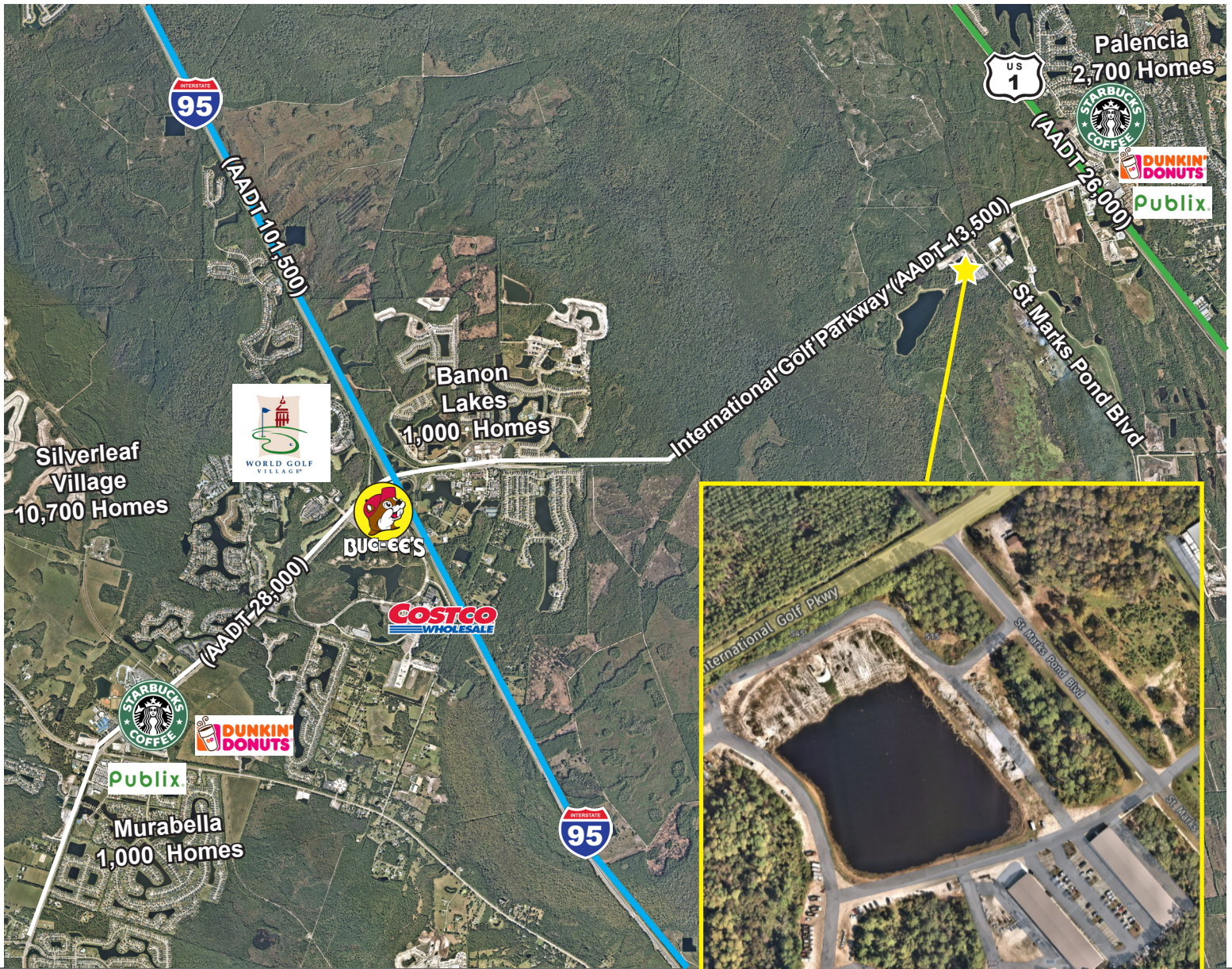
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# Local Area

Saint Marks Pond Business Park | St. Augustine, FL



## Local Demographics

	2 mi	5 mi	10mi
2023 Population	4,668	23,157	144,004
2028 Estimated Population	5,412	26,826	164,584

### Notable neighborhoods (within 10 Mile Radius):

Nocatee	10,000 Homes	Palencia	2,700 Homes
Silverleaf	10,700 Homes	Beachwalk	3,000 Homes
Bannon Lakes	1,000 Homes	Murabella	1,000 Homes

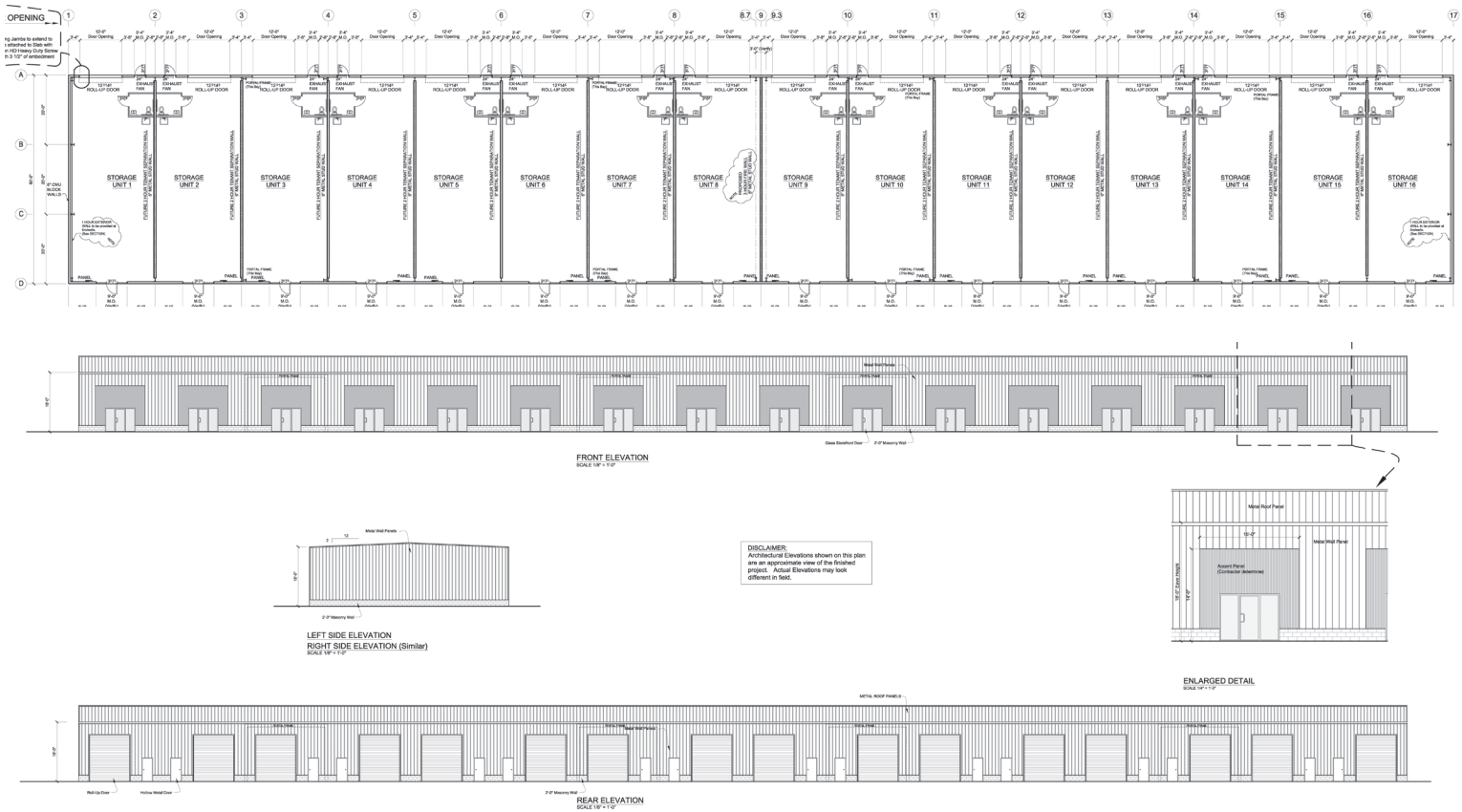
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# Progress Photos

Saint Marks Pond Business Park | St. Augustine, FL



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