

SAINT MARKS POND BUSINESS PARK

SAINT AUGUSTINE, FL 32095



±20,280 SF INDUSTRIAL/FLEX SPACE AVAILABLE - FOR LEASE



For more information please contact our exclusive agent:
Colby Sims Industrial Specialist
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Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

- ◆ Zoning: IW (Industrial Warehouse), Landlord applied for special use permits to allow for recreational, retail and commercial uses.
- ◆ Office and Tenant Improvement Build-Out Available (Not Included in Asking Rate)
- ◆ Clear Height: 18' – 25'
- ◆ Power: 3 phase, 240v
- ◆ Loading: Grade Level (12' 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: \$19.95 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.

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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: 4,500 SF**

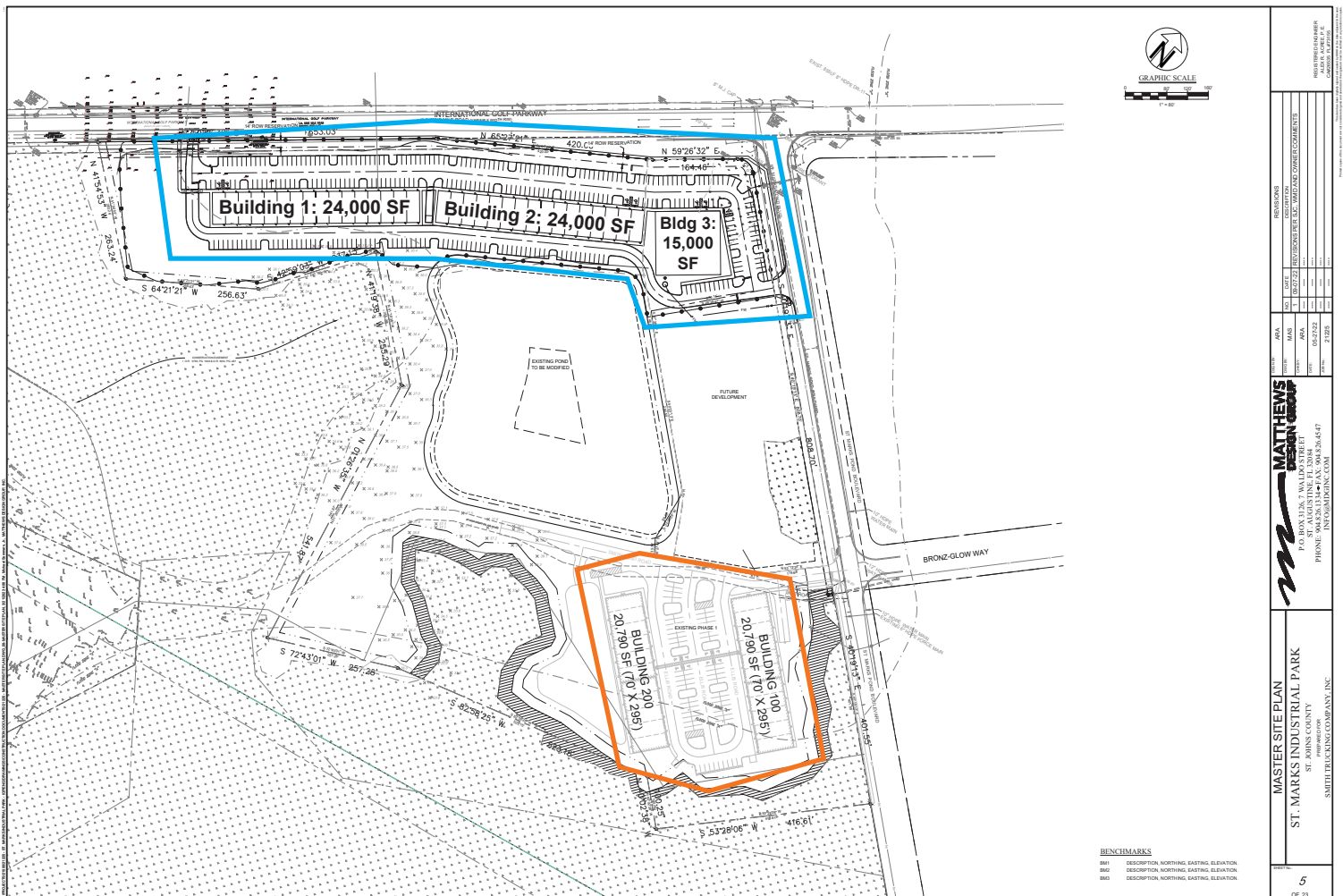
585 International Golf Pkwy (Building 1)
 Building Size: 24,000 SF **Available For Lease: 4,500 SF**

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

**Total Available for Lease:
 20,280 SF**

50 Ellis St, Saint Augustine, FL 32095 (Building 200)
 Building Size: 20,790 SF **Available For Lease: 3,780 SF**

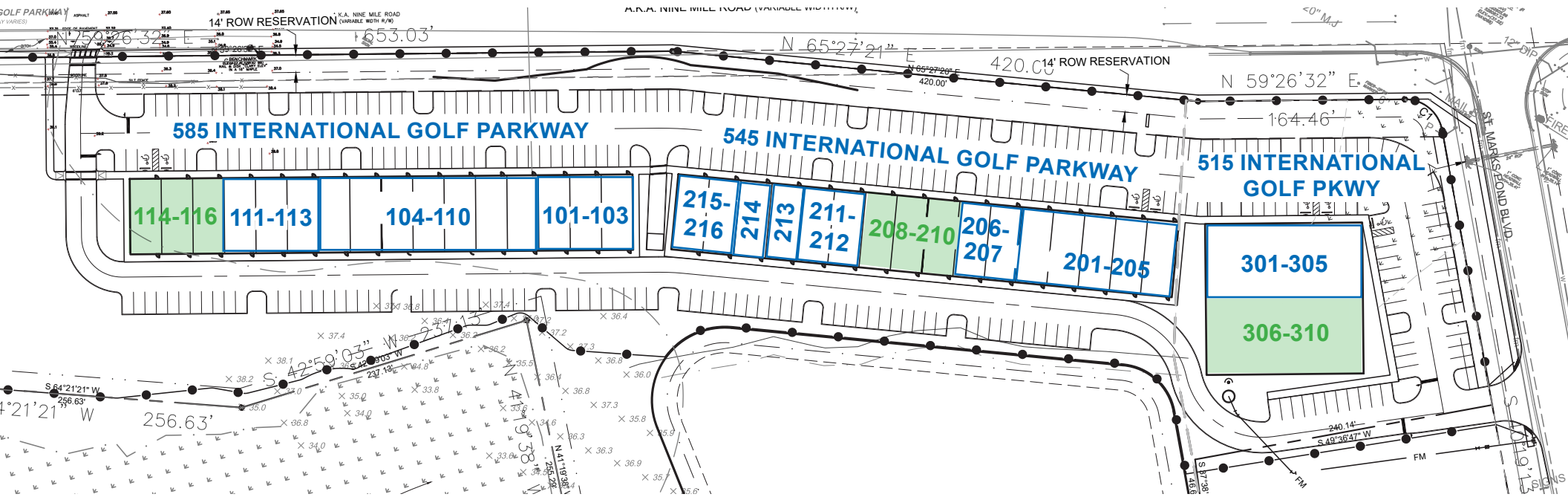
51 Ellis St, Saint Augustine, FL 32095 (Building 100)
 Building Size: 20,790 SF 100% occupied, no vacancy



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585 INTERNATIONAL GOLF PARKWAY

Suite	Tenant	SF
101 - 103	Technique Prep Labs	4,500
104 - 110	Iron Penitentiary	10,500
111 - 113	Shinsei Martial Arts	4,500
114 - 116	Available	1,500-4,500

545 INTERNATIONAL GOLF PARKWAY

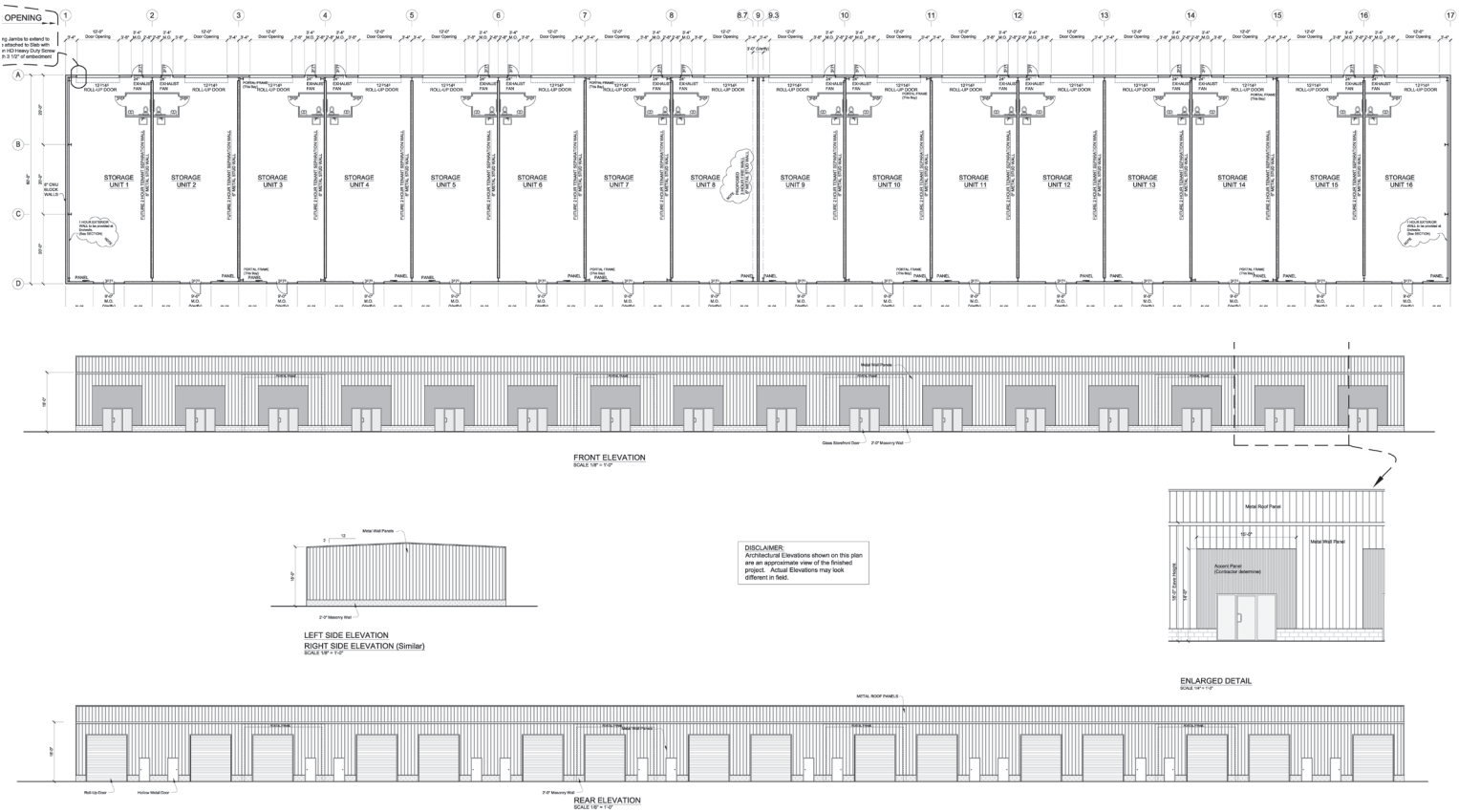
Suite	Tenant	SF
201 - 205	Twisted Pro	7,500
206 - 207	Milians Motorsports	3,000
208 - 210	Available	1,500 - 4,500
211 - 212	Palencia BJJ	3,000
213	Create-a-Cook	1,500
214	Mister Softee	1,500
215 - 216	Jax Ballet	3,000

515 INTERNATIONAL GOLF PARKWAY

Suite	Tenant	SF
301 - 305	Smith Trucking	7,500
306 - 310	Available	1,500 - 7,500

Progress Photos

Saint Marks Pond Business Park | St. Augustine, FL

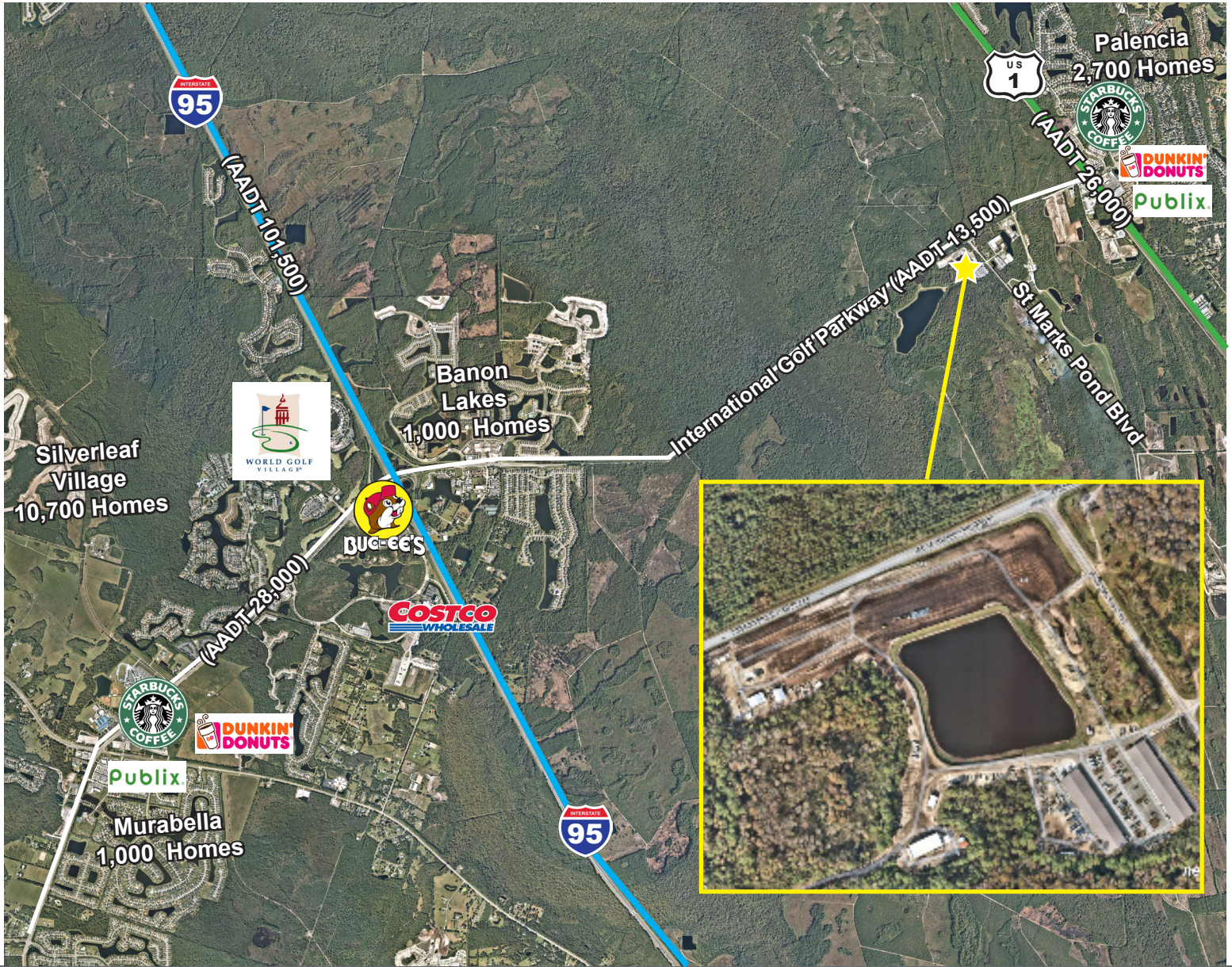


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Local Area

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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