

FOR SALE

KINGS ESTATE INDUSTRIAL PARK



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

Kings Estate Road, St. Augustine, FL 32086



OFFERING SUMMARY

	\$510,000.00
Number of Units:	26
Price / SF:	\$227.68
Year Built:	2025
Zoning:	IW

PROPERTY OVERVIEW

Brand new industrial warehouse condos available in St. Augustine, FL in 2025. 26 flex units available offering 2,240 +/- SF up to 11,200 +/- SF and each unit will include one (1) ADA restroom, and one (1) 140 +/- SF office space, approximately 14'x10'. Come bring your cars, RV, and man cave toys and use as a garage warehouse.

This industrial park is situated on 3.89 +/- acres zoned (IW)- industrial warehouse. Constructed with cold form steel structure and tilt-up panel concrete walls. The ceiling height is about 28'-30'. Each warehouse condo will have one (1) grade level 12x16 bay door.

There will be a community loading dock and plenty of parking.

Interior units starting at \$227.68p.s.f. or \$510,000.00, and the three (3) end units are \$250 p.s.f. or \$560,000.00. Lease options available.

PROPERTY HIGHLIGHTS

- Brand new tilt-up construction warehouse/flex condos
- High ceilings 28'-30'
- Community loading dock

PRESENTED BY:

AMANDA KINKADE
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ADDITIONAL PHOTOS

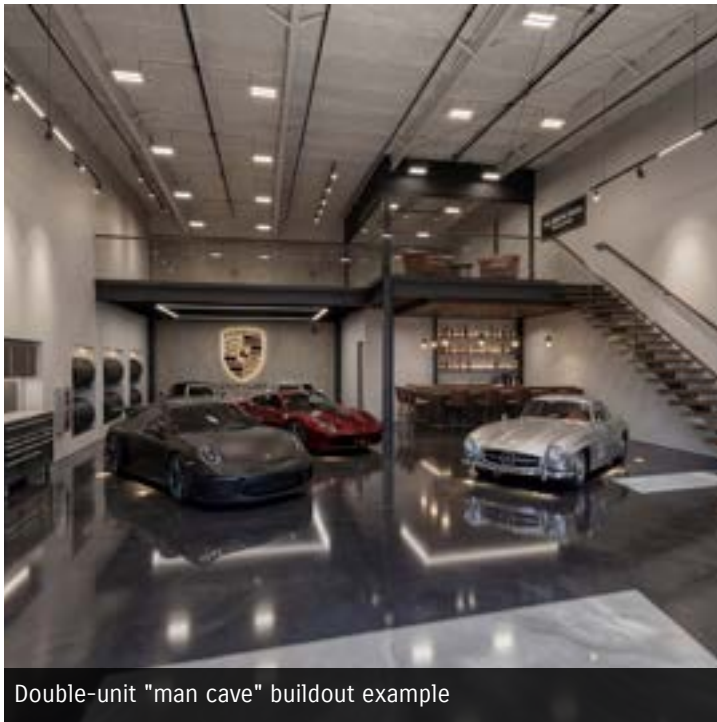
CUSTOM INTERIOR BUILDOUTS

DEVELOPER WILL BUILD-TO-SUIT -GARAGE CONDOS



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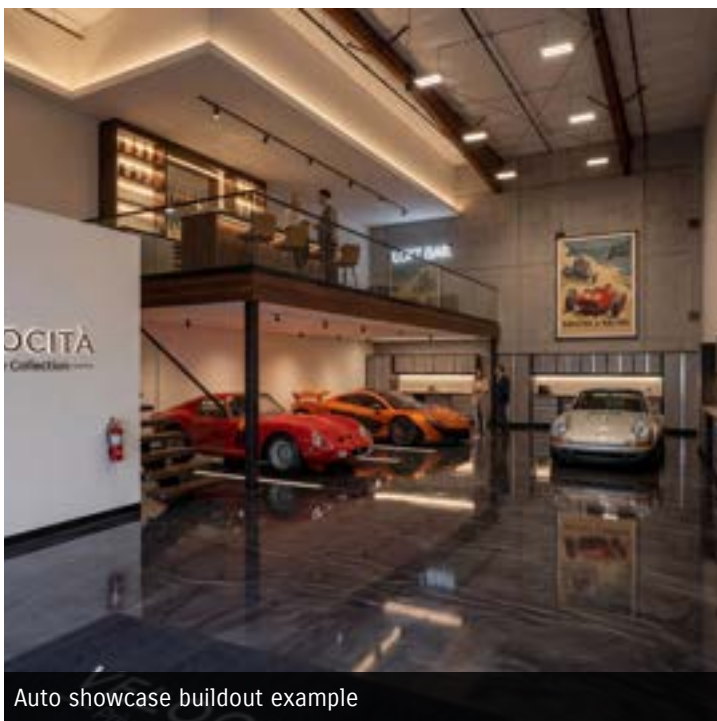
Kings Estate Rd Saint Augustine, FL 32086



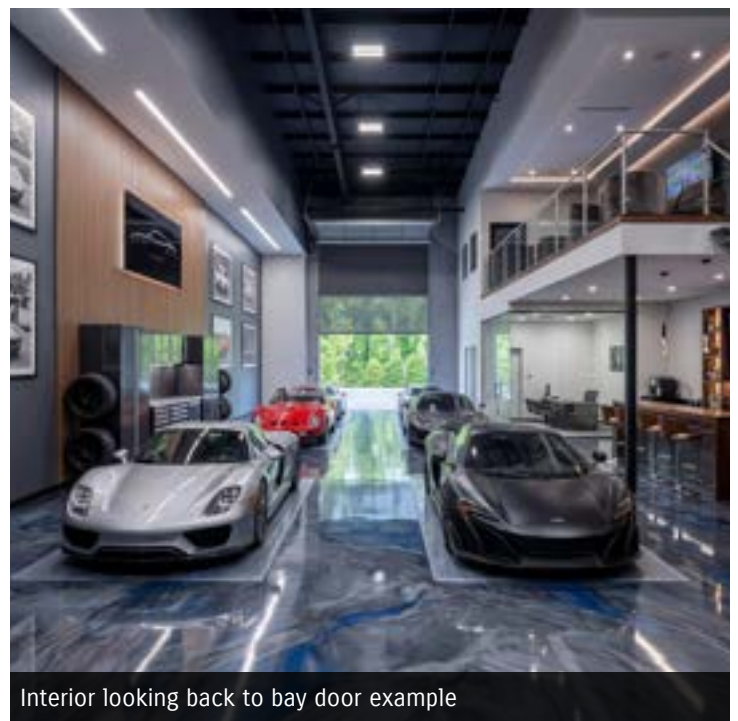
Double-unit "man cave" buildout example



Single unit buildout example



Auto showcase buildout example



Interior looking back to bay door example

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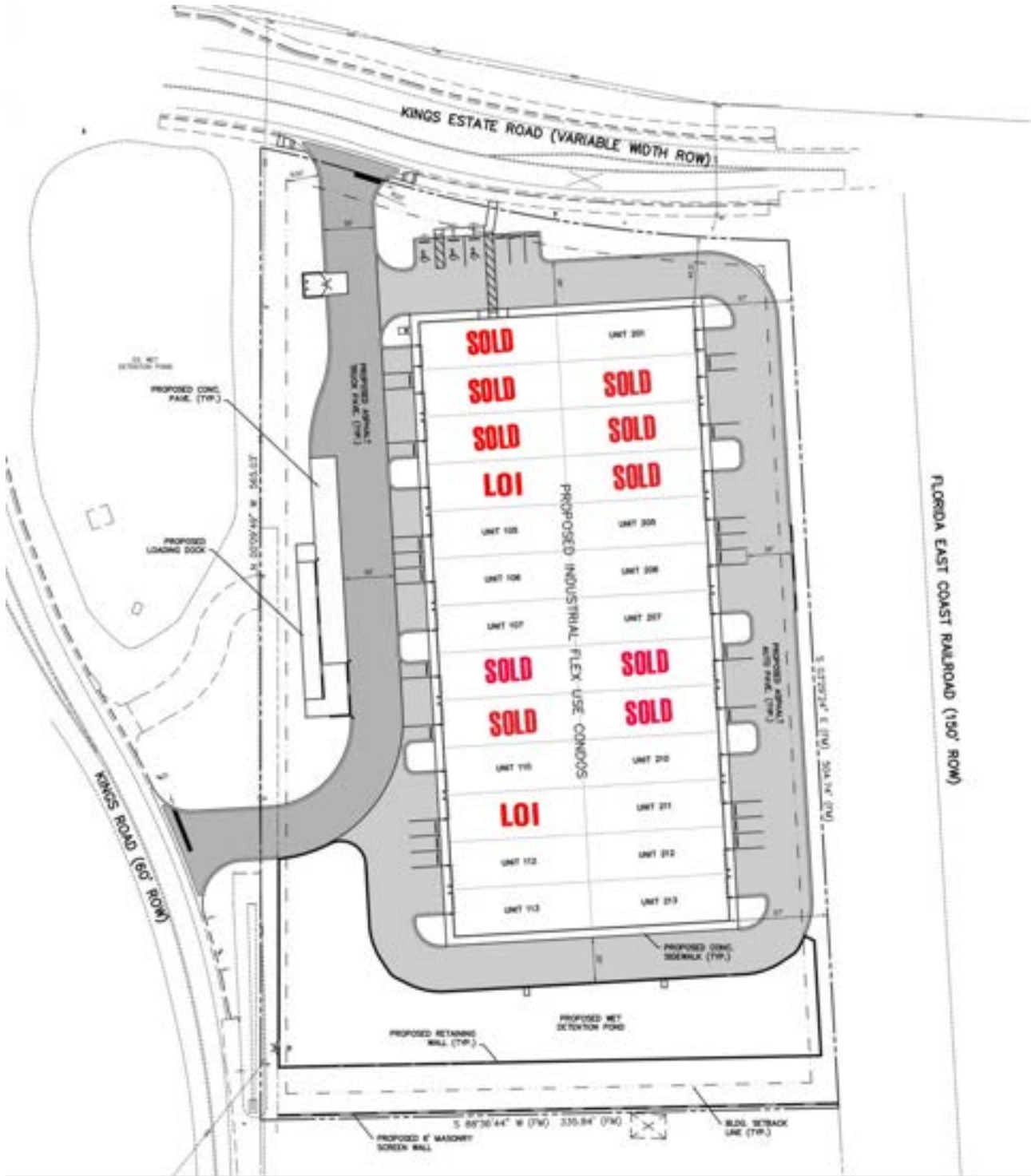
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SITE PLANS

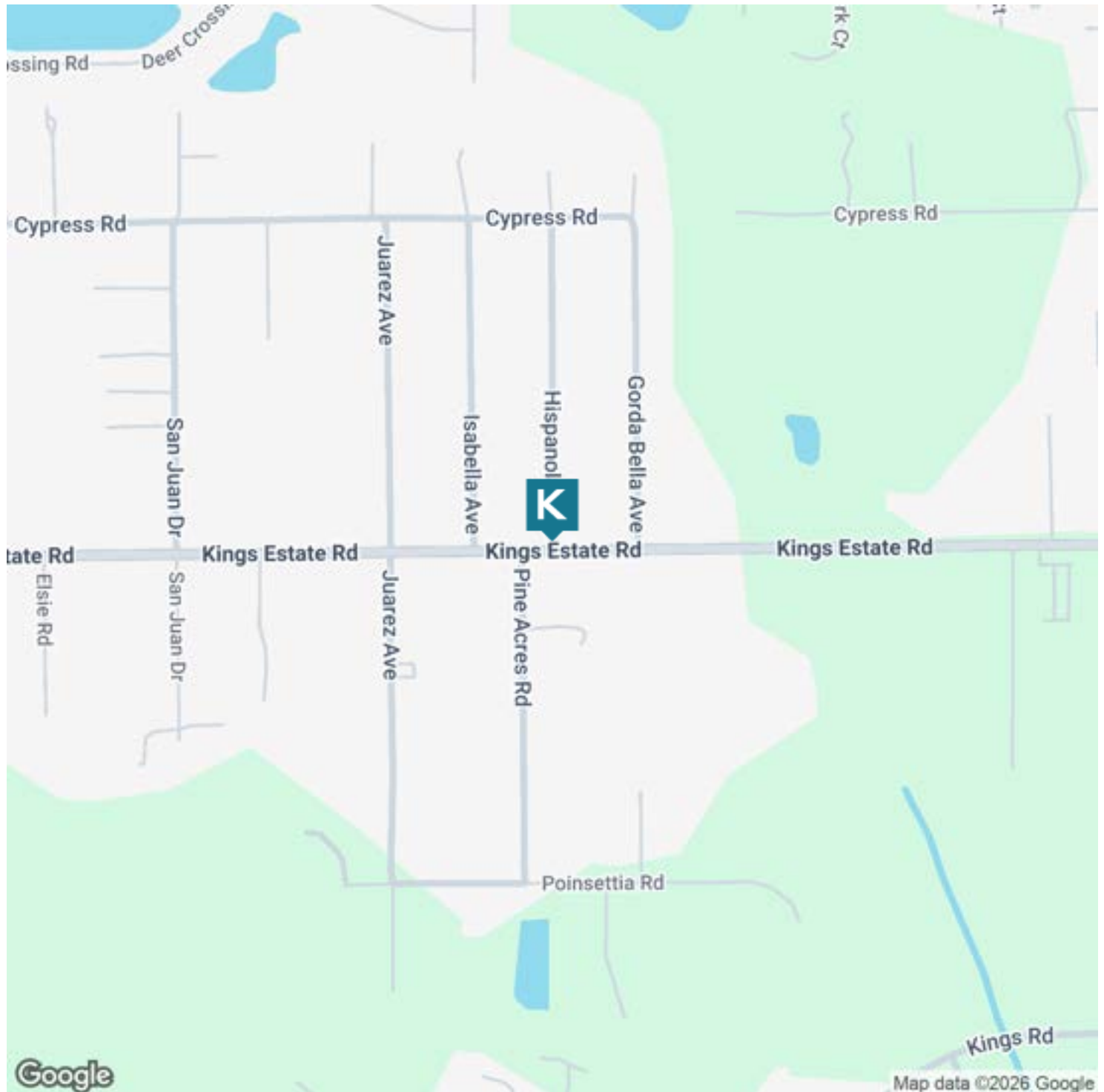
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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	531	1,252	4,905
Average Age	45	45	45
Average Age (Male)	44	45	45
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	222	522	2,015
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$86,966	\$88,379	\$89,135
Average House Value	\$354,545	\$361,920	\$375,128

2020 American Community Survey (ACS)

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DEMOGRAPHICS MAP & REPORT