

FOR SALE

KINGS ESTATE INDUSTRIAL PARK



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

Kings Estate Road, St. Augustine, FL 32086



OFFERING SUMMARY

Sale Price:	\$489,900.00
Lot Size:	169,448 SF
Number of Units:	26
Price / SF:	\$489,900.00
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 including one (1) ADA restroom, and one (1) 140 +/- SF office space, approximately 14'x10'.

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, 75-80 parking spaces total (including 3 ADA).

Interior units starting at \$218.71 p.s.f. or \$489,900.00, and the four (4) end units are \$250 p.s.f. or \$560,000.00.

PROPERTY HIGHLIGHTS

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

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

EXECUTIVE SUMMARY

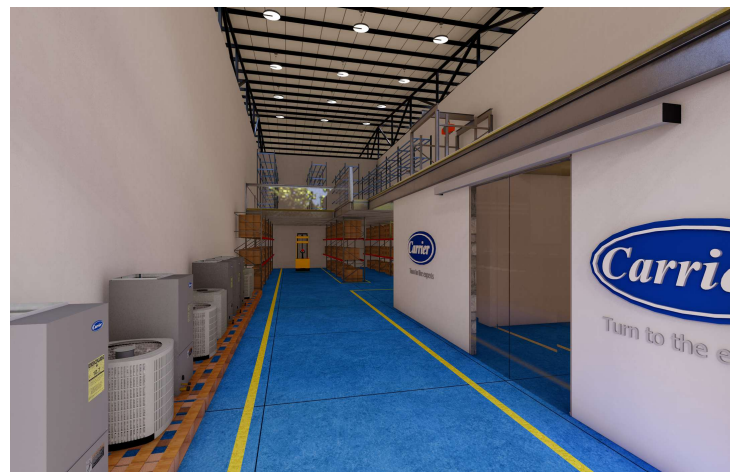
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ADDITIONAL PHOTOS

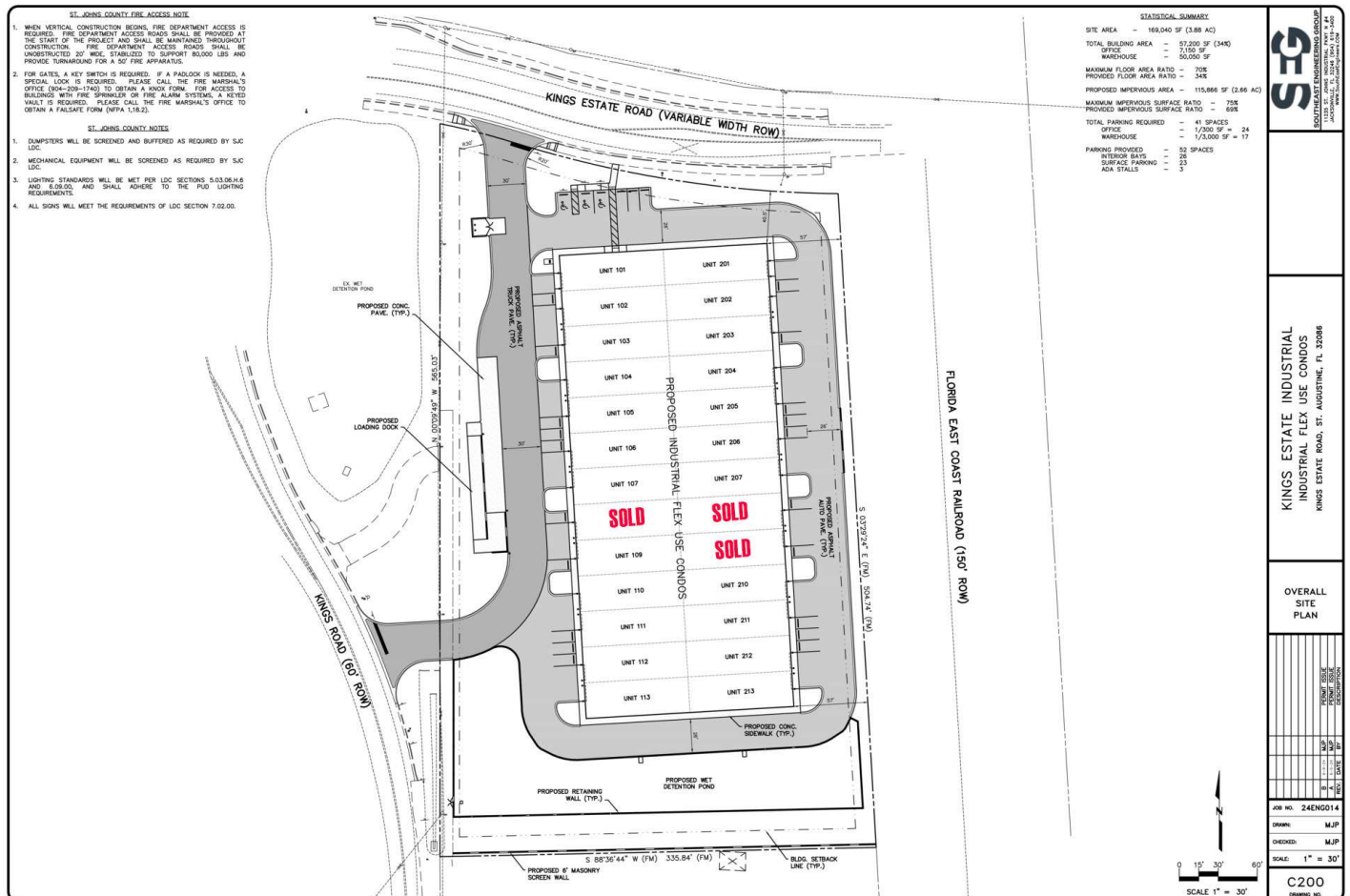
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SITE PLANS

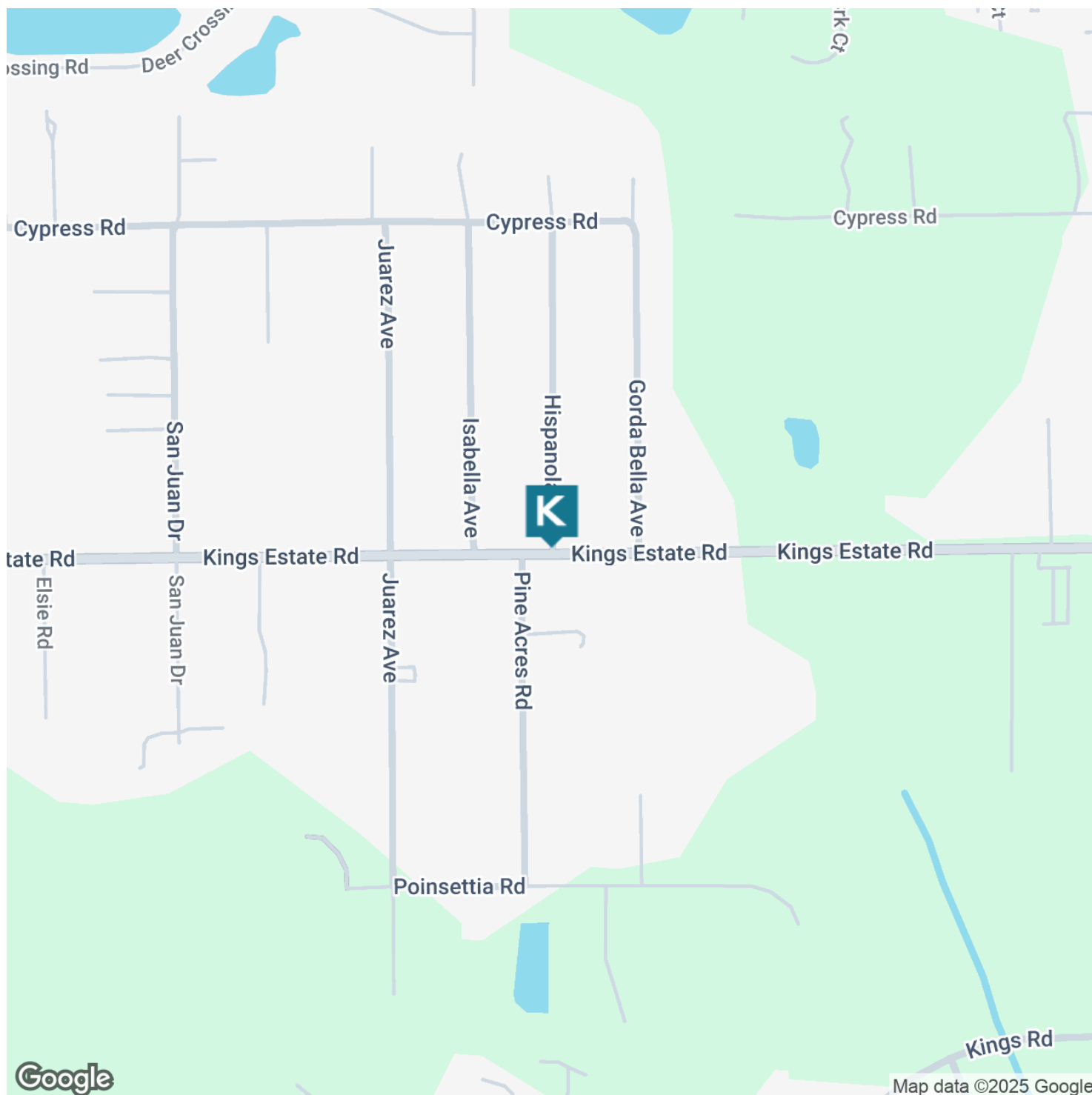
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LOCATION MAP

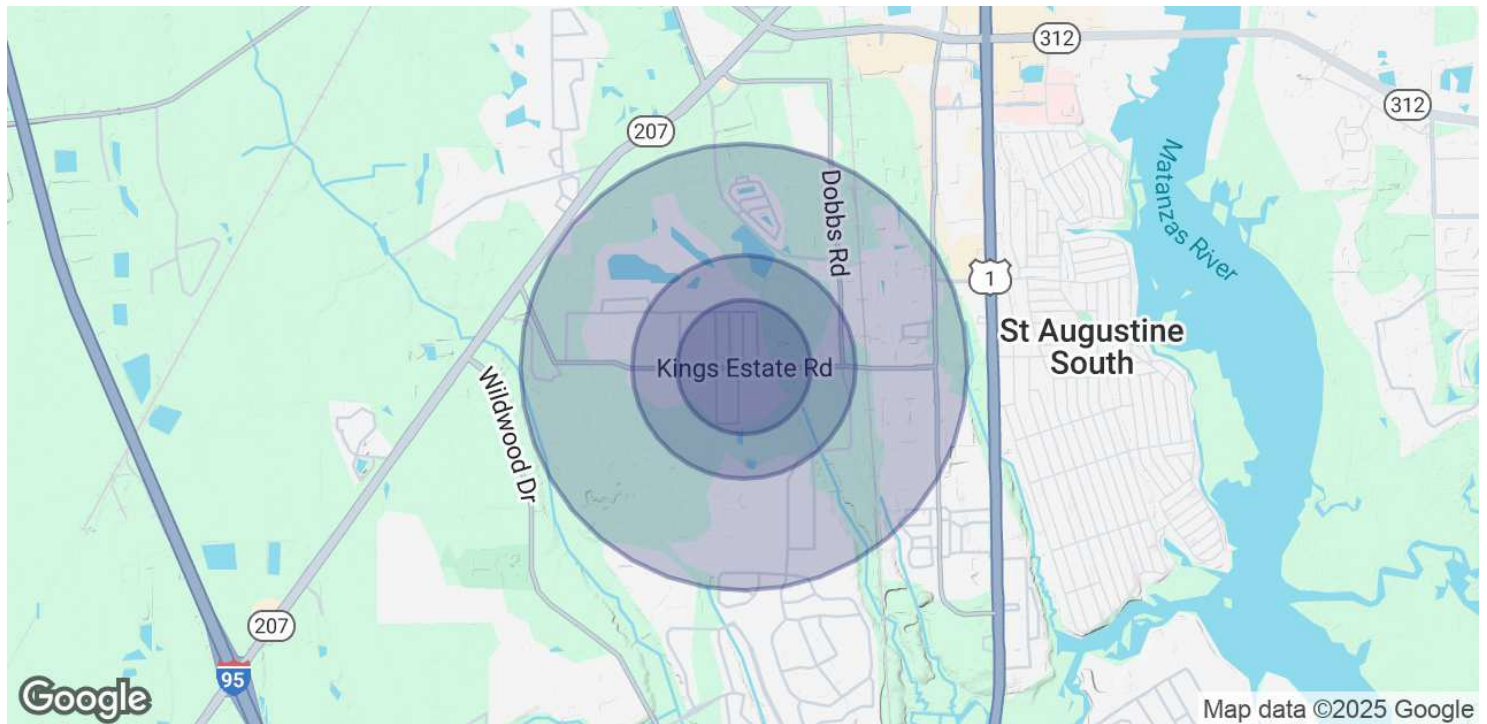
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	531	1,252	4,905
Average Age	45	45	45
Average Age (Male)	44	45	45
Average Age (Female)	45	45	46

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

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT