

For Sale

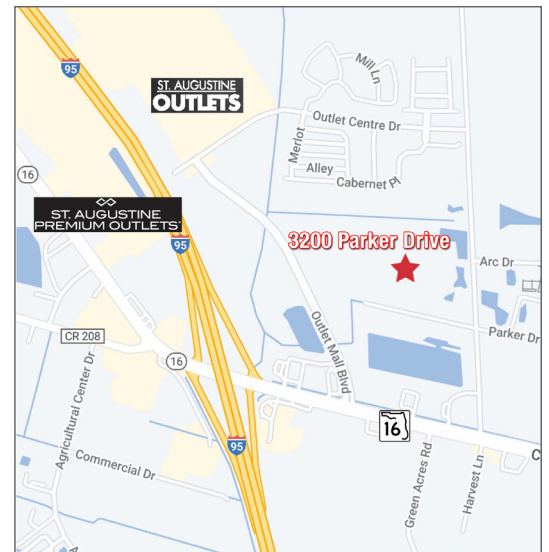
# Fully Leased Industrial Property Contact Broker



## 3200 Parker Drive, St. Augustine, Florida 32084

### Property Features

- 147,038± SF industrial building on 16.6± acre site
- Stabilized Asset - 100% occupied with 10-year lease in place; Tenant is Ideal Aluminum Products
- Building was completely renovated in 2014 - increased power, upgraded warehouse infrastructure and remodeled office space
- Completely sprinklered; 216 parking spaces; (7) dock-high and (2) grade-level overhead doors
- In the heart of a major planned mixed-use and high-end industrial development; easy access to I-95 and SR 16; area is an industrial/manufacturing enclave for the St. Augustine area
- Minutes from the I-95/SR 16 interchange - allows for easy access to St. Johns County, Duval County, all of Florida and South Georgia



### Contact Information

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**NAI Realvest**®

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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