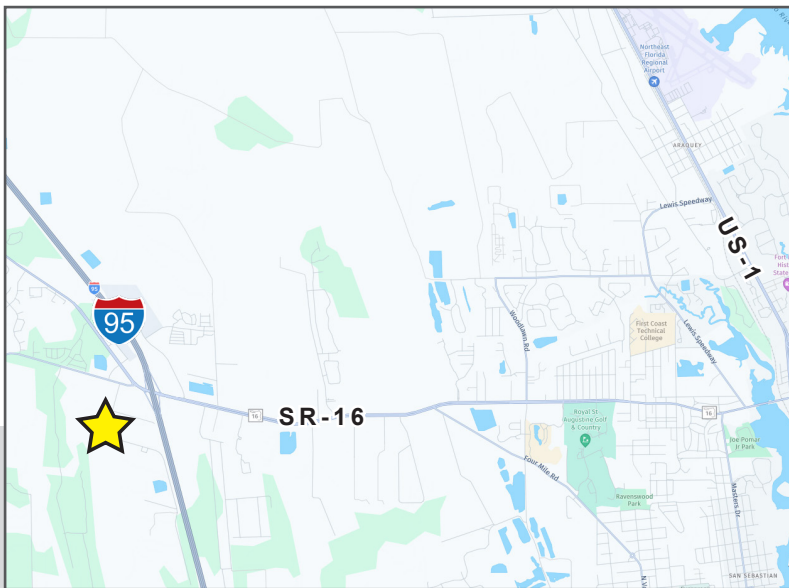


# 3525 AGRICULTURAL CENTER DR. ST. AUGUSTINE, FL 32092



**±18,000 SF AVAILABLE FOR SALE OR LEASE**



Grade Level  
Loading



Close proximity  
to I-95



Unit Sizes:  
2,250 SF



Zoning:  
Commercial  
Warehouse (CW)

**Asking Price: \$3,240,000**  
**(\$180 per SF)**

For more information please contact our exclusive agent:

**Colby Sims** Industrial Specialist  
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# Property Details

3525 Agricultural Center Dr | St. Augustine, FL 32092

## PROPERTY HIGHLIGHTS

<b>Address:</b>	3525 Agricultural Center Dr
<b>Available SF:</b>	±18,000
<b>Building Dimensions:</b>	90' x 200'
<b>Site Size:</b>	±3.13 acres
<b>Clear Height:</b>	15' - 20'
<b>Sprinkler System:</b>	Wet Pipe
<b>Loading Platform:</b>	Grade Level (12' x 14')
<b>Zoning:</b>	Commercial Warehouse (CW)



## UNIT INFORMATION

<b>Each Unit = 2,250 SF</b>	<b>(25' x 90')</b>
<b>Units 601-603:</b>	Currently Vacant
<b>Unit 604-605:</b>	Lease Expires 6/30/24
<b>Unit 606:</b>	Month to Month Lease
<b>Units 607-608:</b>	Sale-Leaseback or Seller to Vacate Within 6 Months
<b>Power:</b>	120/208v (3 Phase)



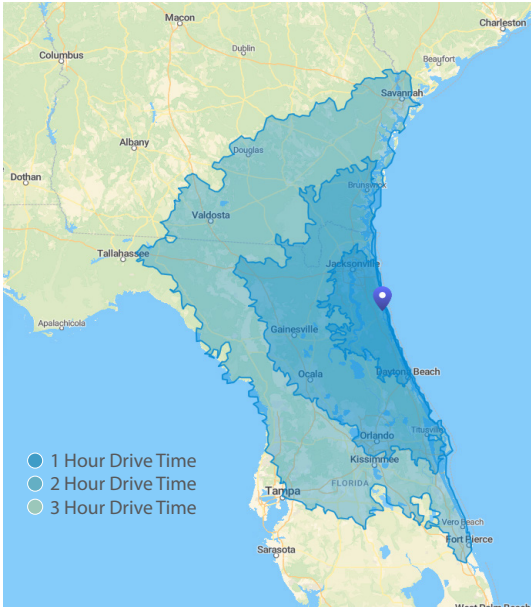
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# Local Area

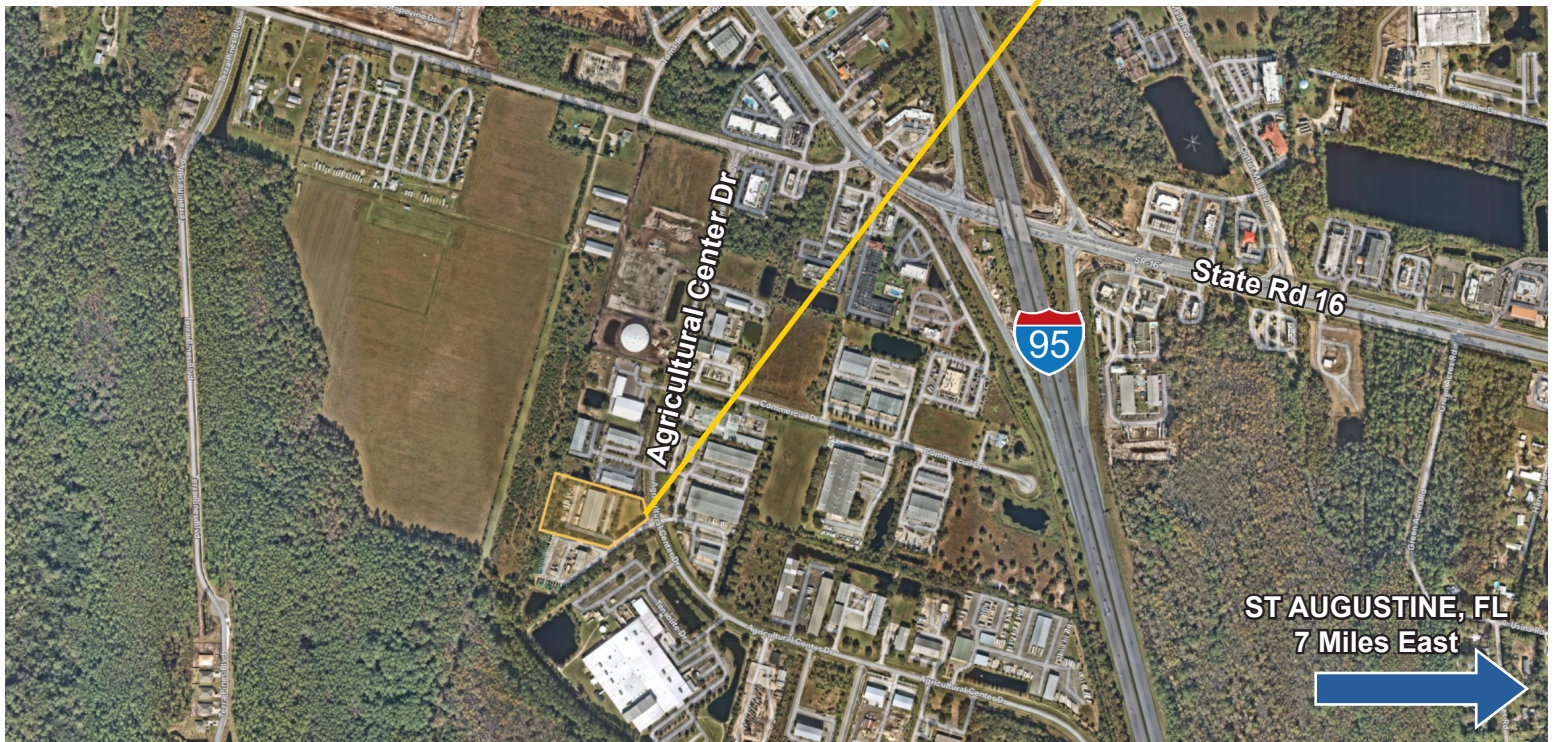
3525 Agricultural Center Dr | St. Augustine, FL 32092



- ✓ **Premier St Augustine warehouse location for regional and local operations**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Strong Local Labor Base**

Point of Interest	Time	Miles
<b>I-95</b>	3 min	0.7
<b>US-1</b>	11 min	6.0
<b>I-295</b>	20 min	20.6
<b>NE FL Regional Airport</b>	16 min	8.5
<b>JaxPort</b>	39 min	37.4
<b>Downtown St. Augustine</b>	15 min	7.8
<b>Downtown Jacksonville</b>	34 min	34.2

3525 Agricultural Center Dr. is proximate to the region's major transportation infrastructure, providing direct access and serviceability to St Johns, and Duval metro and neighboring regions.



# Property Photos

3525 Agricultural Center Dr | St. Augustine, FL 32092



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