

## 3.5 +/- ACRE INDUSTRIAL SITE

Agricultural Center Drive  
Saint Augustine, FL 32092

### Property Summary

Property: Agricultural Center Drive  
Parcel No: 0875500060  
Status: For Sale  
Size: 3.50+/- Acres  
Price: **\$395,000**

Zoning: Interstate Industrial Park Area to be zoned IW 'Industrial, Warehousing'

Population (est.):	<u>1 MILE</u> 238	<u>3 MILES</u> 5,404	<u>5 MILES</u> 19,235
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Average HHI (est.):	<u>1 MILE</u> \$51,233	<u>3 MILES</u> \$58,365	<u>5 MILES</u> \$52,929
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Property Highlights:

- Site located just east of 3375 Agricultural Center Drive next to Ed Waters & Sons Construction
- Busy Industrial Park west of Interstate 95 exit 318 off SR 16
- Site Plan and Architectural Plans available for approximately 48,000 SF of Warehouse Condos/Units
- 280+/- feet of frontage on Agricultural Center Drive
- Permitted Uses: Light Industrial and Warehousing
- Join Riley Gear Corporation, Mile Marker Brewing, Ronco Group, Ed Waters & Sons Construction, and others
- Approximately 34 miles to Jacksonville and 57 miles to Daytona Beach



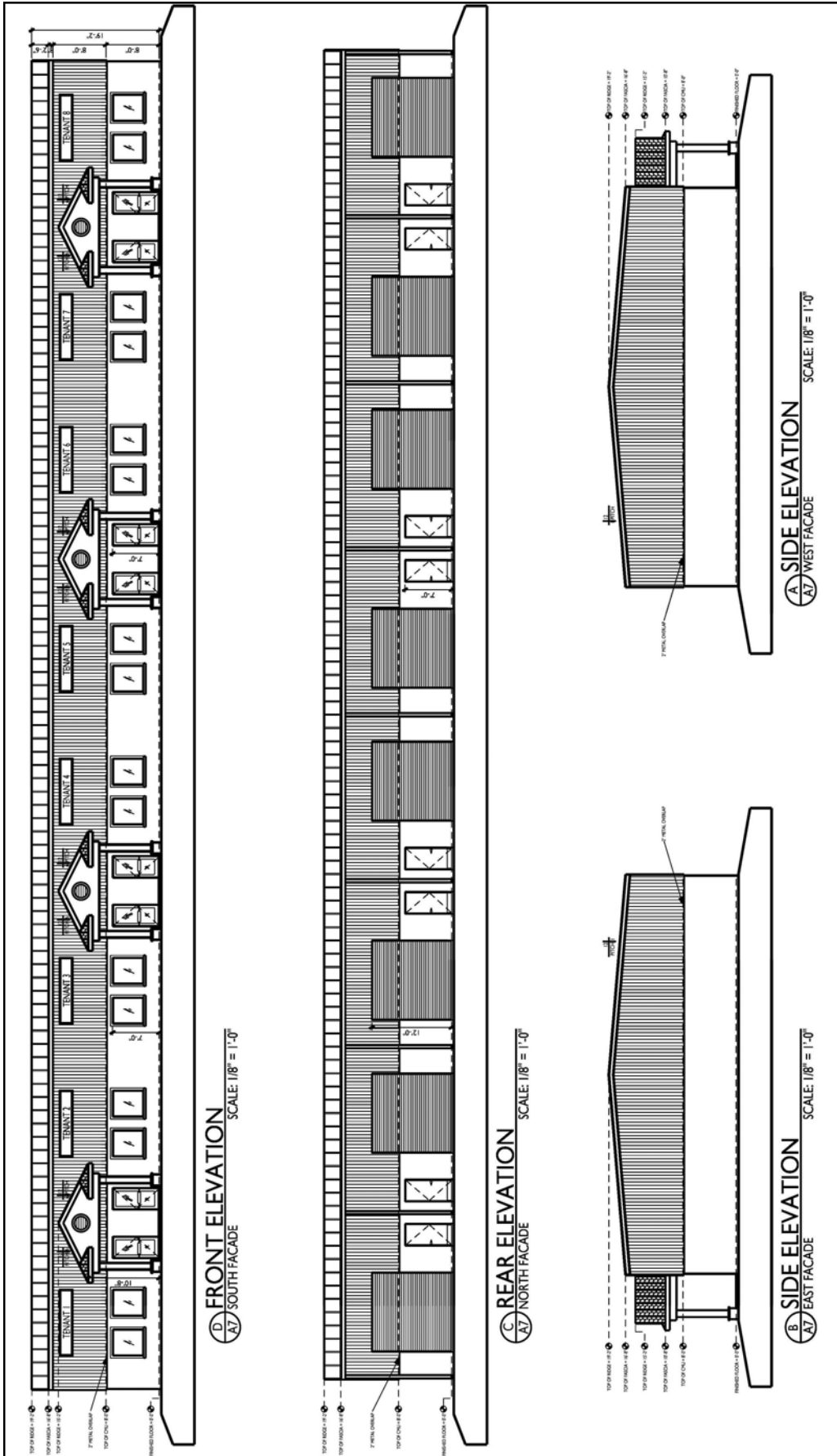
Rock Solid in Commercial Real Estate

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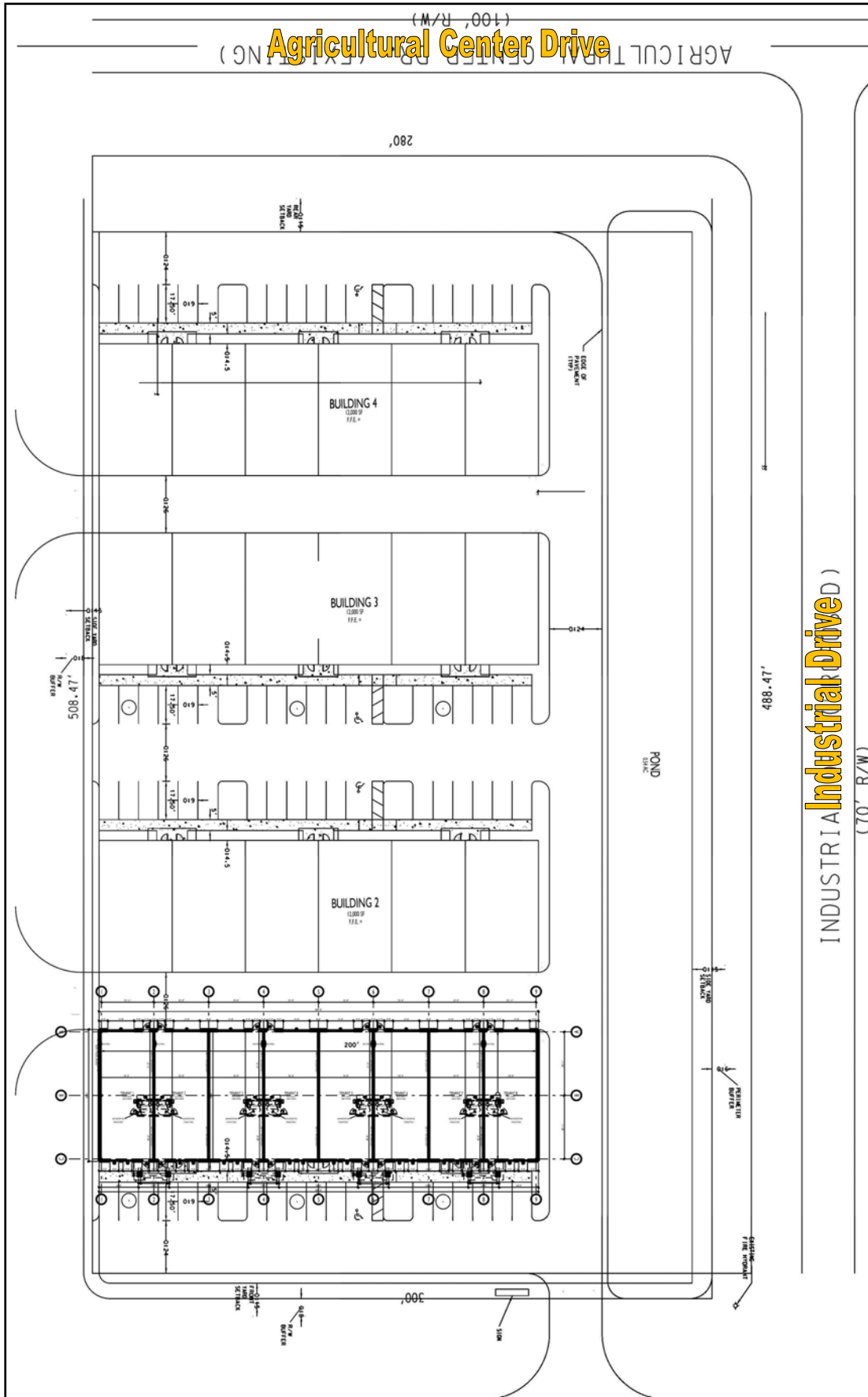
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# ELEVATIONS



# SITE PLAN

PRUDENTIAL COMMERCIAL

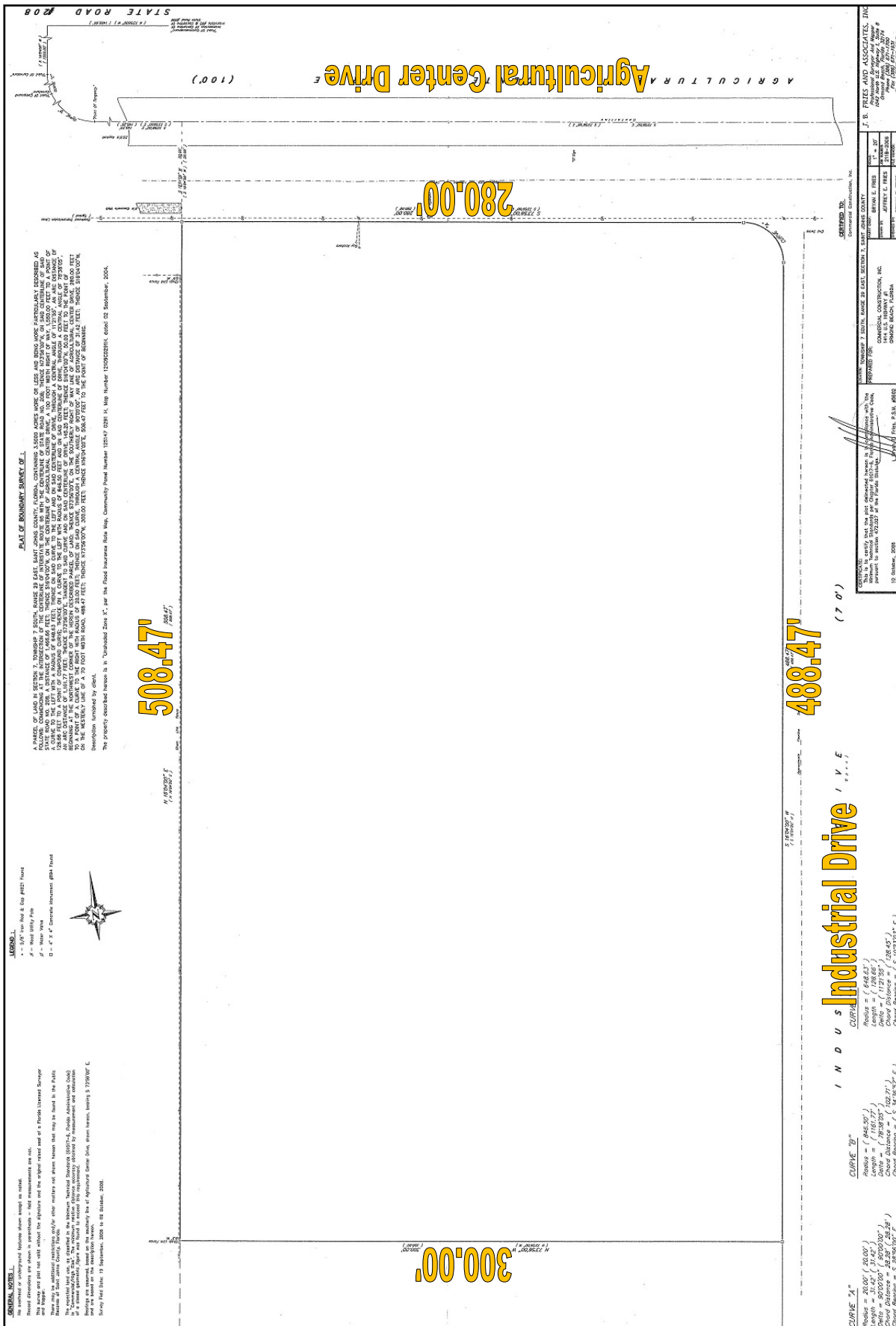


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# SURVEY

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