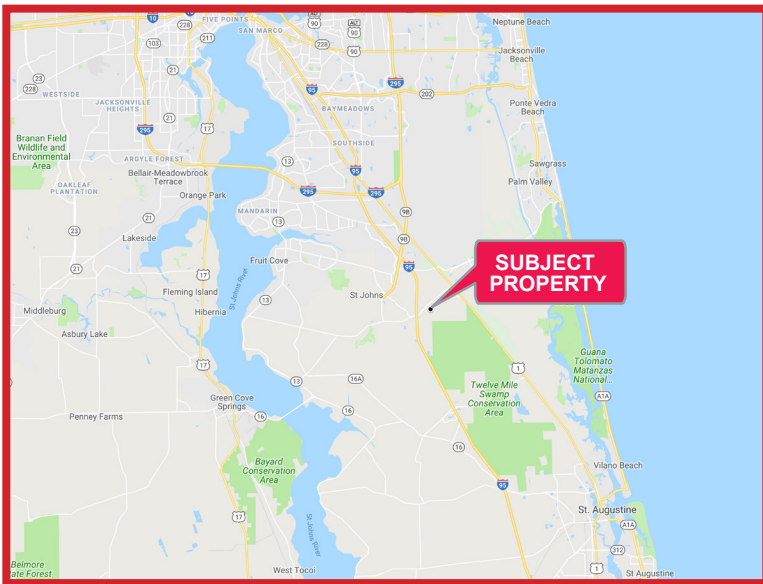


195 Cumberland Park Drive

St. Johns, FL | 32095



BUILDING SPECIFICATIONS

- ±2,200 SF
- Office Warehouse Distribution Building
- Handicap Bathroom
- One 9x12' Garage Level Roll Up Door
- 20' Clear Height
- Located in one of Florida's fastest growing areas, St. Johns County
- Excellent access to I-95, located in the heart of significant residential and commercial development and tremendous growth

Lease Rate: \$2,200/month + CAM
Available August 1, 2021

For further information, please contact our exclusive agents:

Ladson Montgomery Senior VP/Principal lmontgomery@phoenixrealty.net

Colby Sims Industrial Specialist csims@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256
904.399.5222

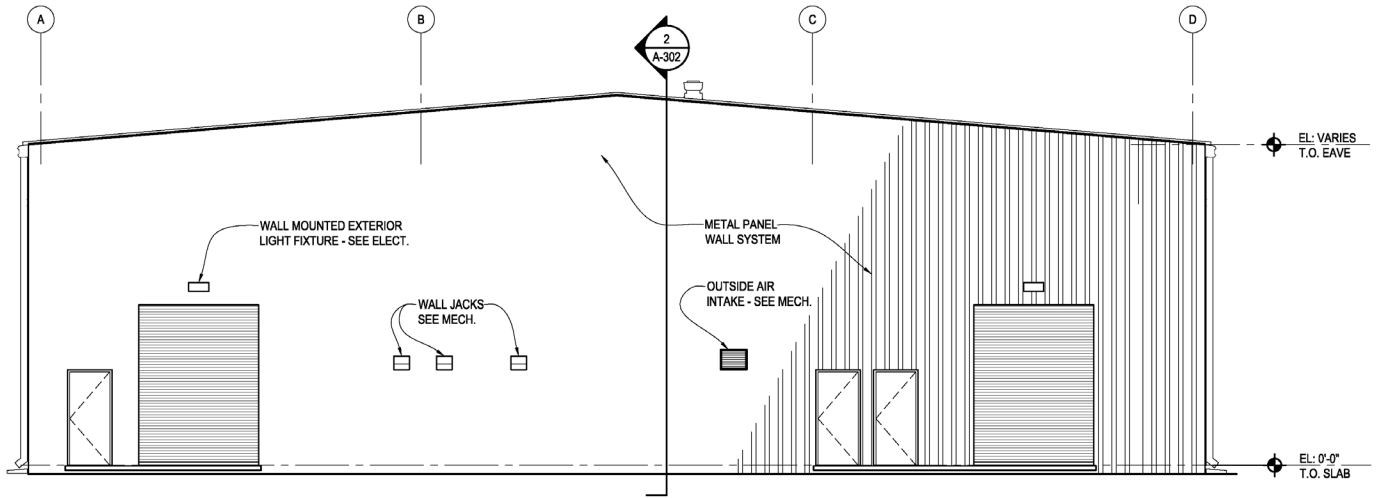
NEWMARK
PHOENIX REALTY GROUP

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

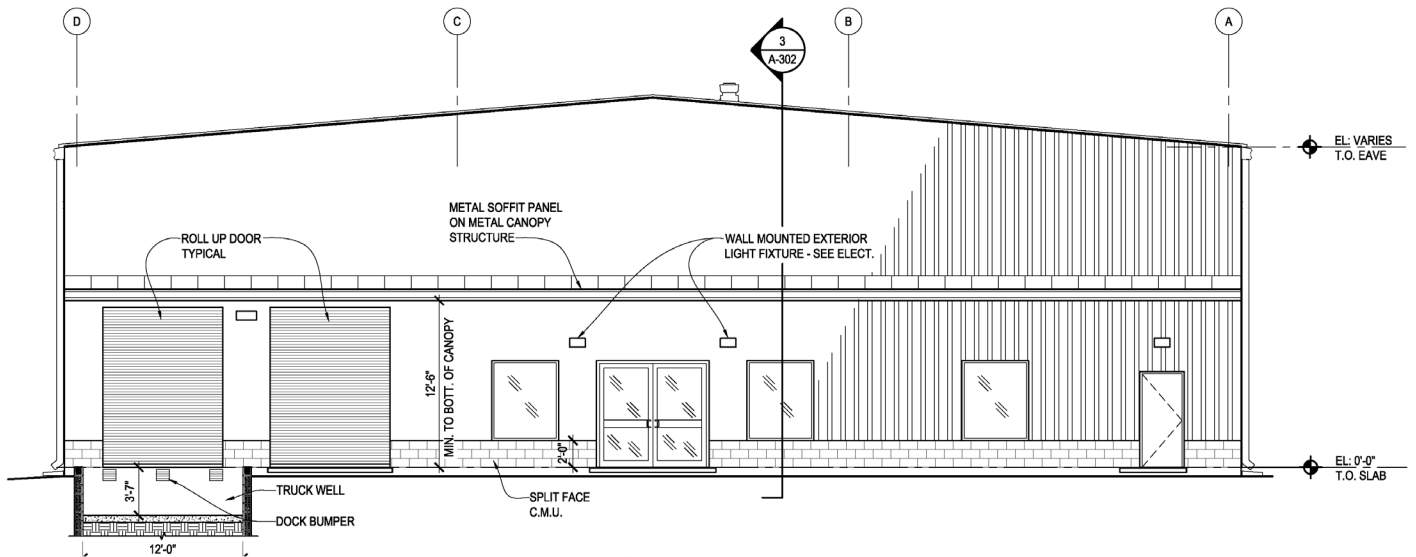
 **SIOR**
www.phoenixrealty.net

195 Cumberland Park Drive

St. Johns, FL | 32095



1 EXTERIOR ELEVATION (EAST)
A-202 SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION (WEST)
A-202 SCALE: 3/16" = 1'-0"



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195 Cumberland Park Drive

St. Johns, FL | 32095



VRL
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www.vrlarchitect.com

PROJECT ARCHITECT
STEPHEN F LAZAR A.A.
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1435 Palm Avenue
Jacksonville, Florida
T 904 773-3365
www.vrlarchitect.com

DESIGN DOCUMENTS
ISSUE DATE
00 JULY 2020

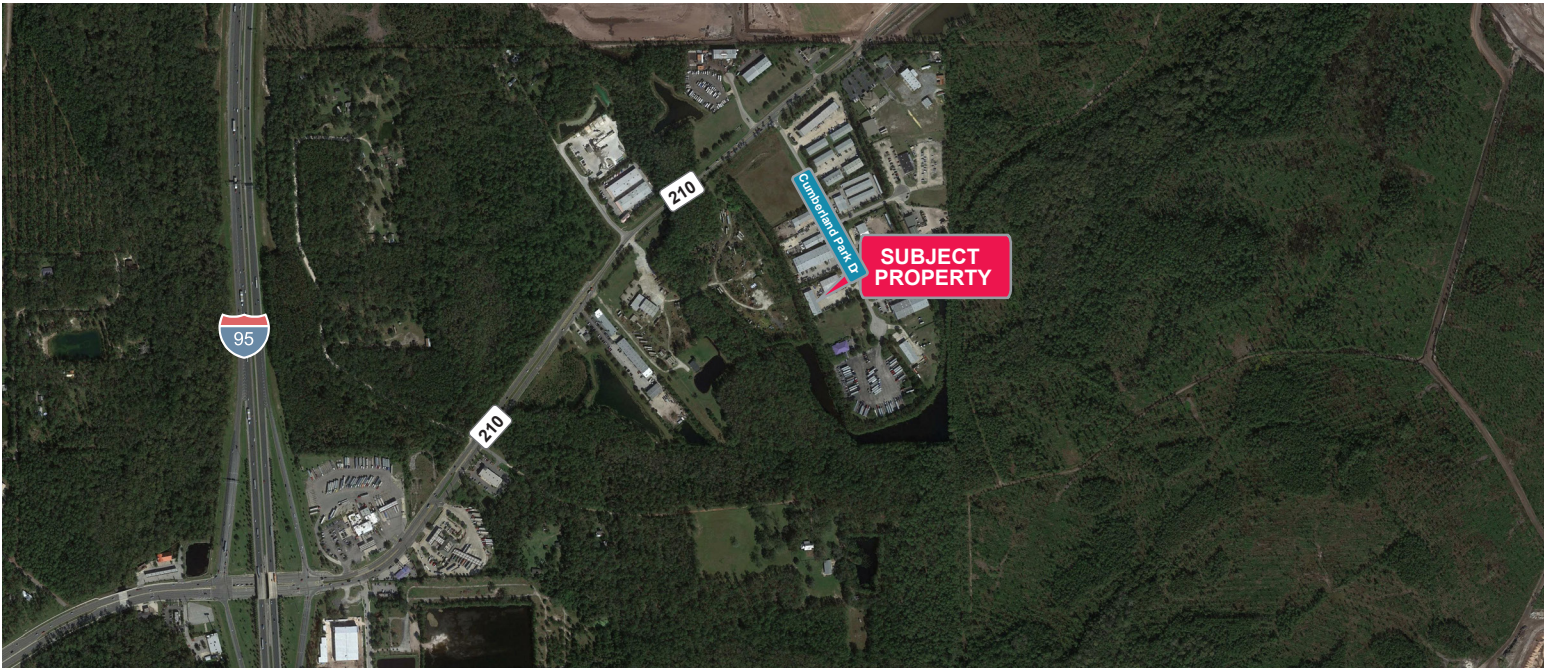
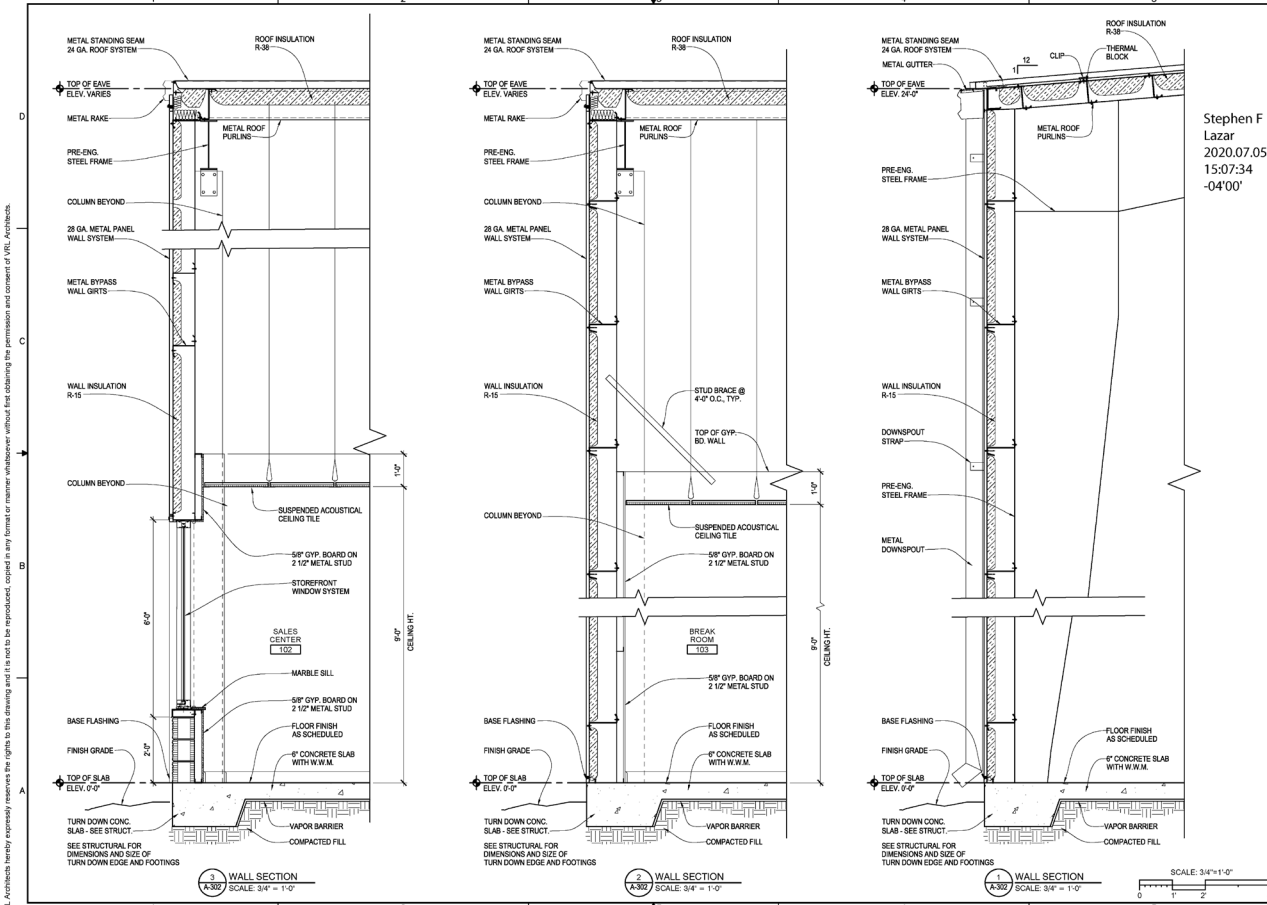
DESIGN DOCUMENTS
ISSUE DATE
00 JULY 2020

DESIGN DOCUMENTS
ISSUE DATE
00 JULY 2020

CALDWAY AND FEED
ARCHITECTS
SR 210 St. Johns County, Florida
WALL SECTIONS

VRL PROJECT NO. 2004
DRAWN BY: SFL
CHECKED BY: SFL
SHEET NO.
A-302
SHEET

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Lazar
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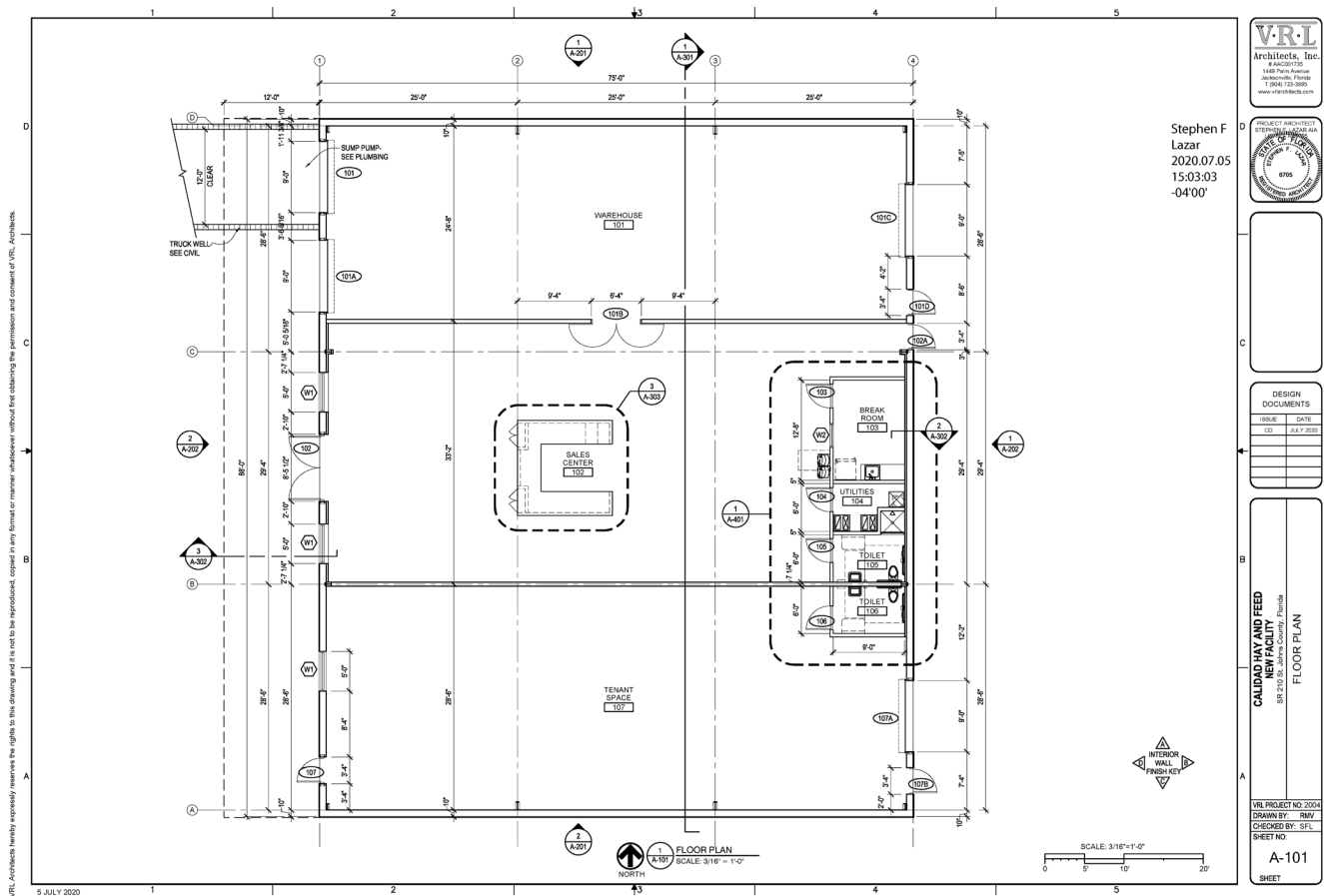


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Jacksonville, Florida
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www.vrlandocs.com

Stephen F
Lazar
2020.07.05
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ISSUE	DATE
01	JUL 7 2020

DESIGN DOCUMENTS

CALLIUS LAY & ASSOCIATES
NEW FACILITY
FLOOR PLAN

VRL PROJECT NO 2004
DRAWN BY: RMV
CHECKED BY: SPFL
SHEET NO:
A-101
SHEET

WHY St. John's County?

1. Immediate access to I-95 and SR 210
2. Located within an established Industrial Park
3. Superior Ingress/Egress to Site
4. Business Friendly, pro-growth area
5. Excellent Labor Pool
6. Diverse Employer Base with tremendous growth



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