

51 ELLIS STREET

SAINT AUGUSTINE, FL 32095



±1,890 SF INDUSTRIAL/FLEX SPACE AVAILABLE - FOR LEASE

As exclusive agents, we are pleased to offer the following property for lease:



- ◆ Available: Unit 110 - ±1,890 SF
- ◆ Clear Height: ±18'- 25'
- ◆ Loading: One Grade level (14' x 14' doors)
- ◆ One ADA compliant restroom
- ◆ Ample Parking
- ◆ ±15,000 SF Outparcel available

Lease Rate: \$12.95 SF NNN
NNN: \$2.85/SF

Colby Sims Industrial Specialist csims@phoenixrealty.net

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

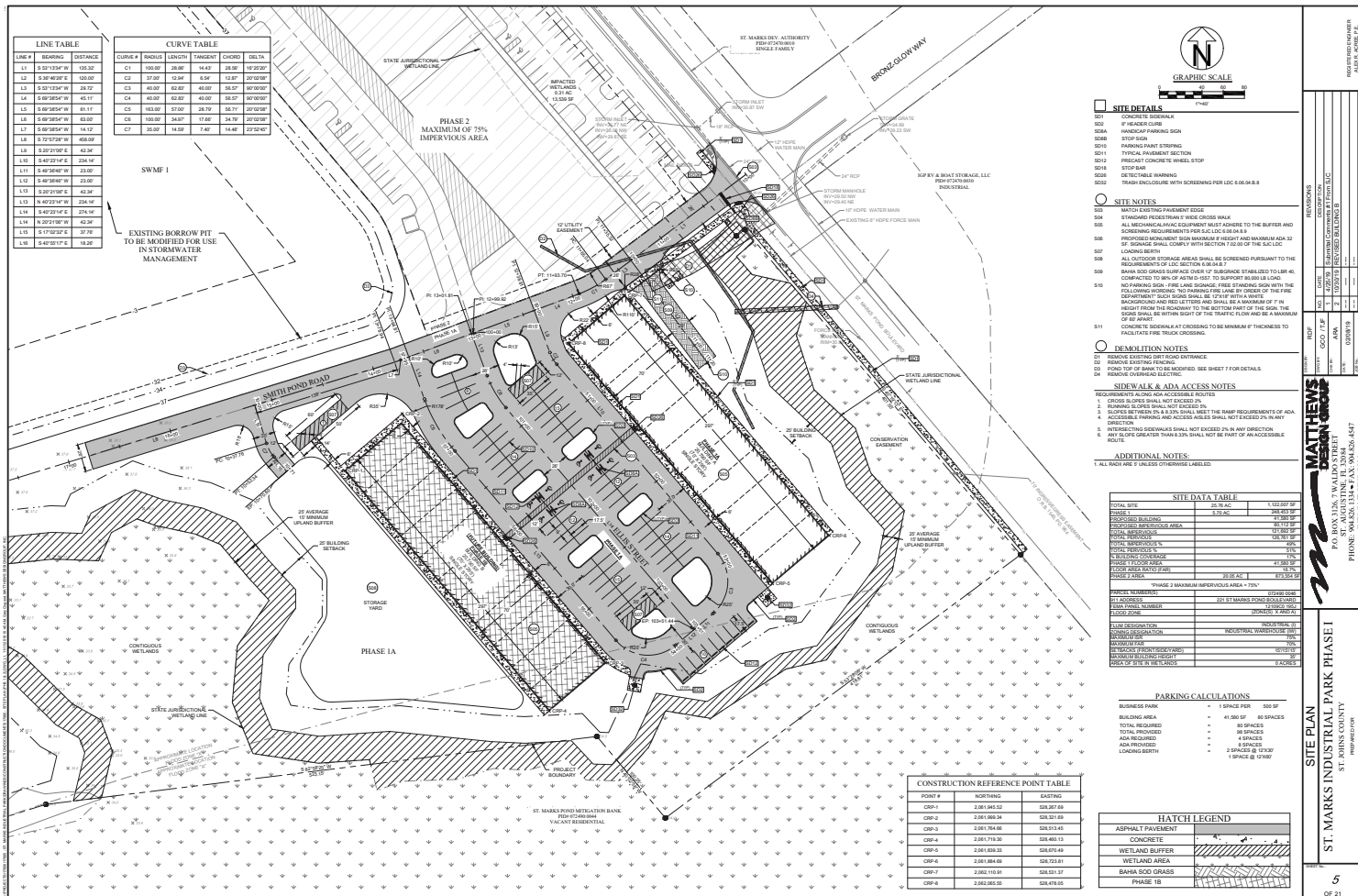
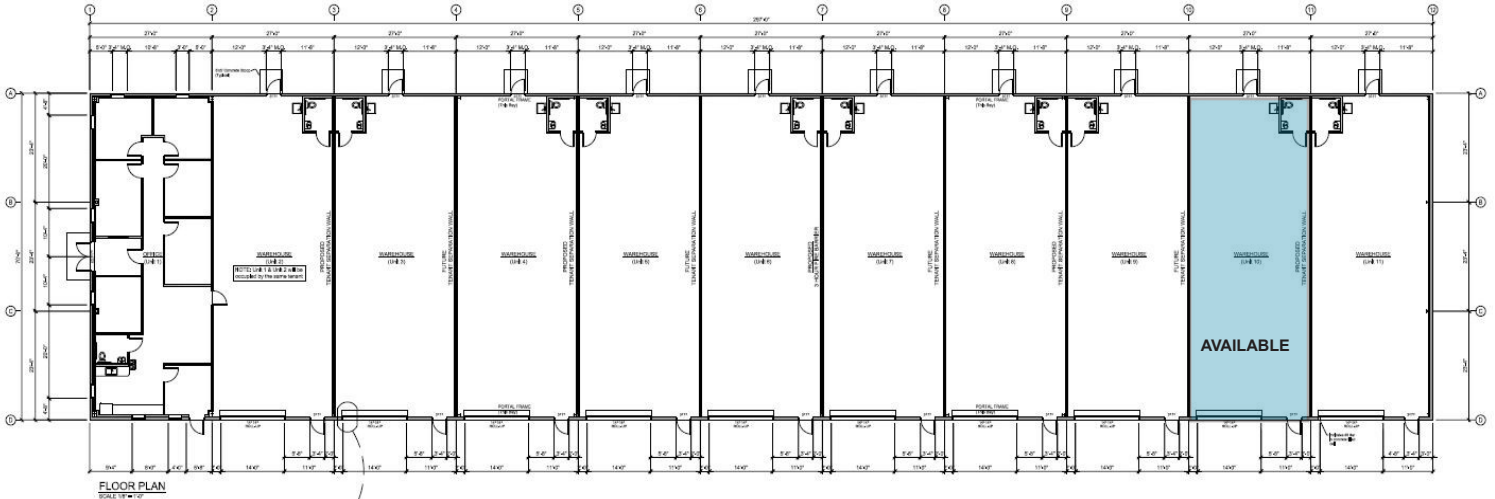
NEWMARK
PHOENIX REALTY GROUP

www.phoenixrealty.net

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.

Floor Plan & Site Plan

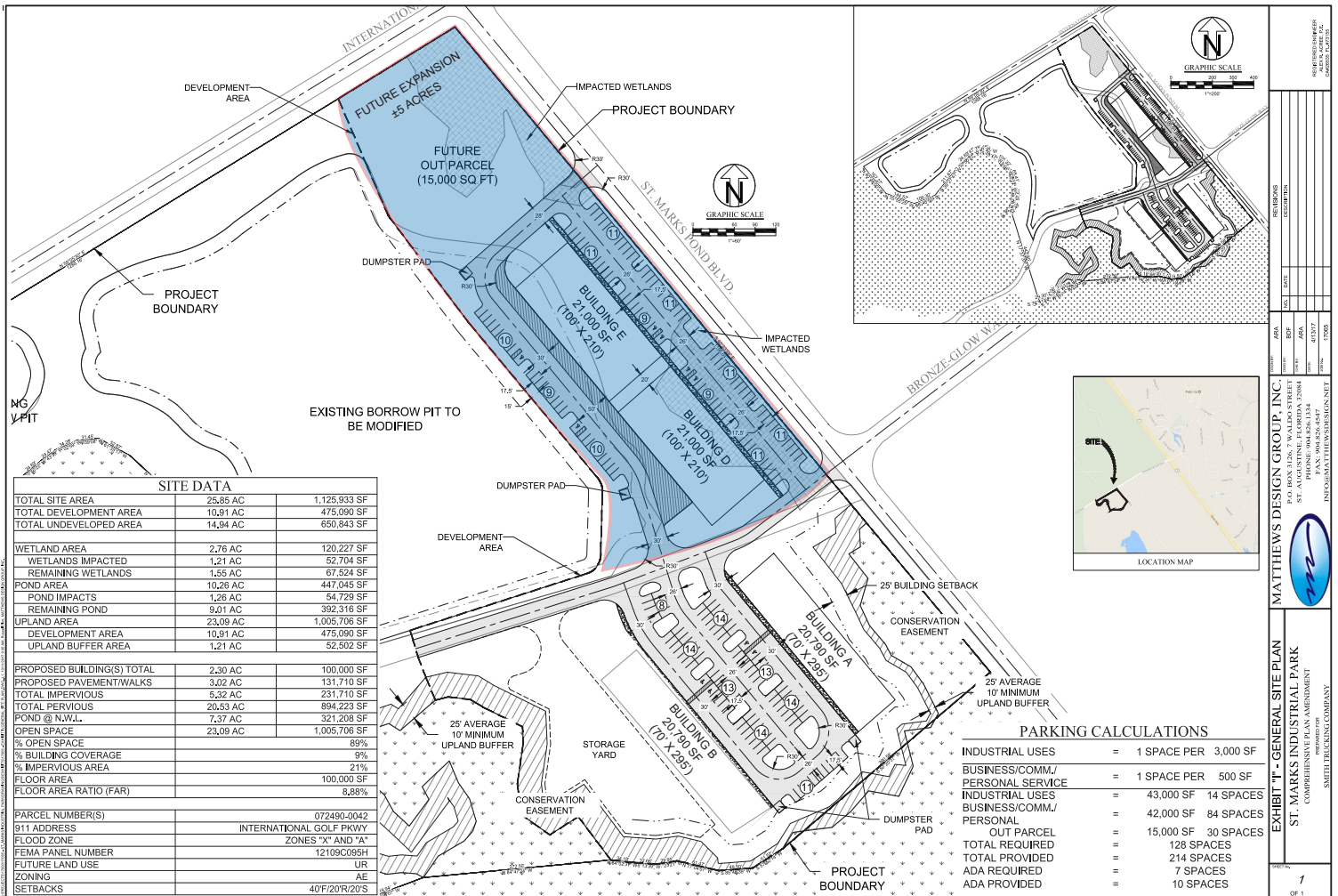
51 Ellis Street | St. Augustine, FL



Floor Plan & Site Plan

51 Ellis Street | St. Augustine, FL

- ◆ 200,000 SF Approved for Construction
- ◆ Zoning: IW
- ◆ Land Use: IL



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.

www.phoenixrealty.net

MATTHEWS DESIGN GROUP, INC.
P.O. BOX 126, 7 WALDRON STREET
ST. AUGUSTINE, FL 32084
TEL: 904.826.8447 FAX: 904.826.8447
INFO@MATTHEWSDSIGN.COM

ST. MARKS INDUSTRIAL PARK
COMPREHENSIVE PLAN AMENDMENT

PREPARED BY:
SMITH DESIGN COMPANY

DATE: 01/27/17

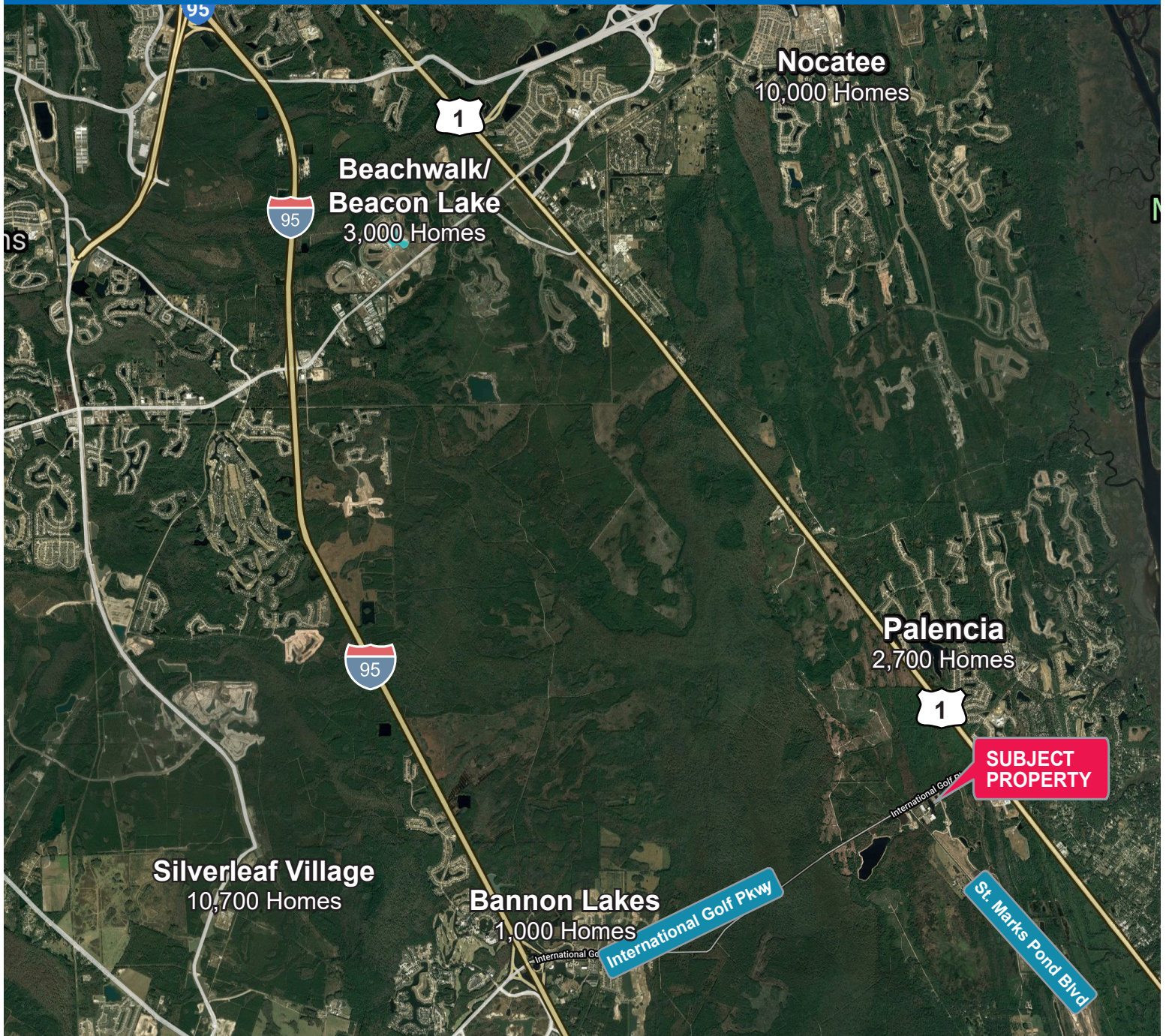
PROJECT: 17008

REVISIONS:

NO.	DATE	DESCRIPTION

Aerial

51 Ellis Street | St. Augustine, FL



St. Johns County is a highly desirable location for starting, relocating or expanding your business

- ◆ Top ranked Florida Public School system
- ◆ Rapidly growing Industrial Market
- ◆ One of Florida's fastest growing counties

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.

www.phoenixrealty.net