

Outdoor Storage  
Available for Lease



# 50 & 51 ELLIS STREET

ST. AUGUSTINE, FL 32095



## ±10,000 SF - ±15,000 SF Build-to-Suit Available- FOR LEASE

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



- ◆ Owner is delivering the yard stabilized
- ◆ Ample Parking
- ◆ New construction/custom buildout available
- ◆ ±15,000 SF Outparcel Available
- ◆ Build to Suit Opportunity up to ±5 Acres
- ◆ ±4 Acres of stabilized, fenced outside storage: will sub-divide

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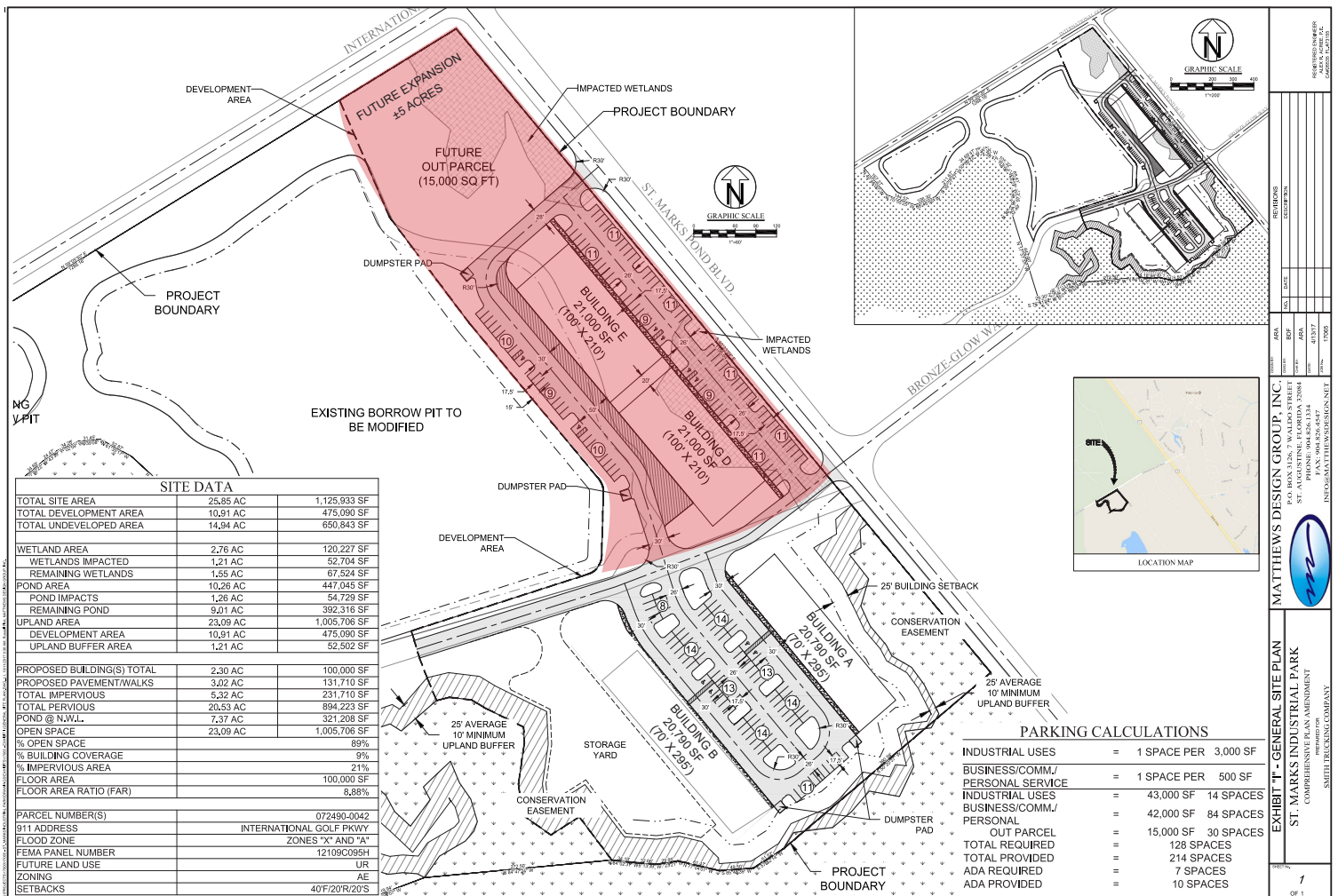
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally 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

50 & 51 Ellis Street | St. Augustine, FL

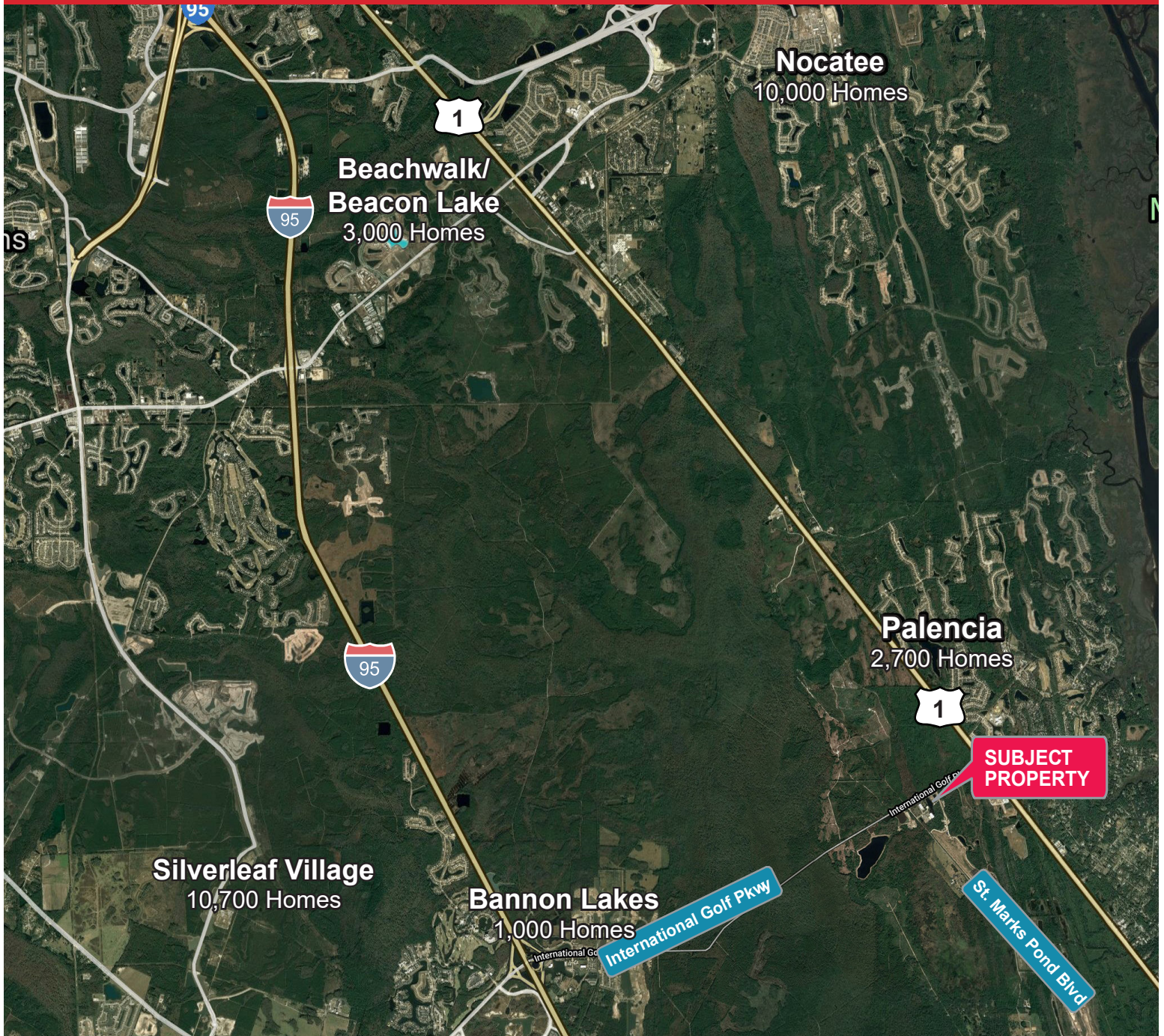


- ◆ 200,000 SF Approved for Construction
- ◆ Zoning: IW
- ◆ Land Use: IL



# Aerial

50 & 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



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