

ST. AUGUSTINE FLEX

6236 US-1 North, St. Augustine, FL 32095

FOR LEASE

RENT: \$18.00 NNN



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ST. AUGUSTINE FLEX SPACE

Location Description

Situated in one of the fastest-growing counties in Florida. Located directly on US-1 with the ability to utilize a sign. Abundant area development including nearby retail, single and multi-family communities.

Property Overview:

Address: 6236 US-1 North Unit L

St. Augustine, FL 32095

Unit Size: 1,500 SF

Estimated Cam: \$4.25 Per SF

Use: Flex/Retail

Rent Price: \$18.00 NNN



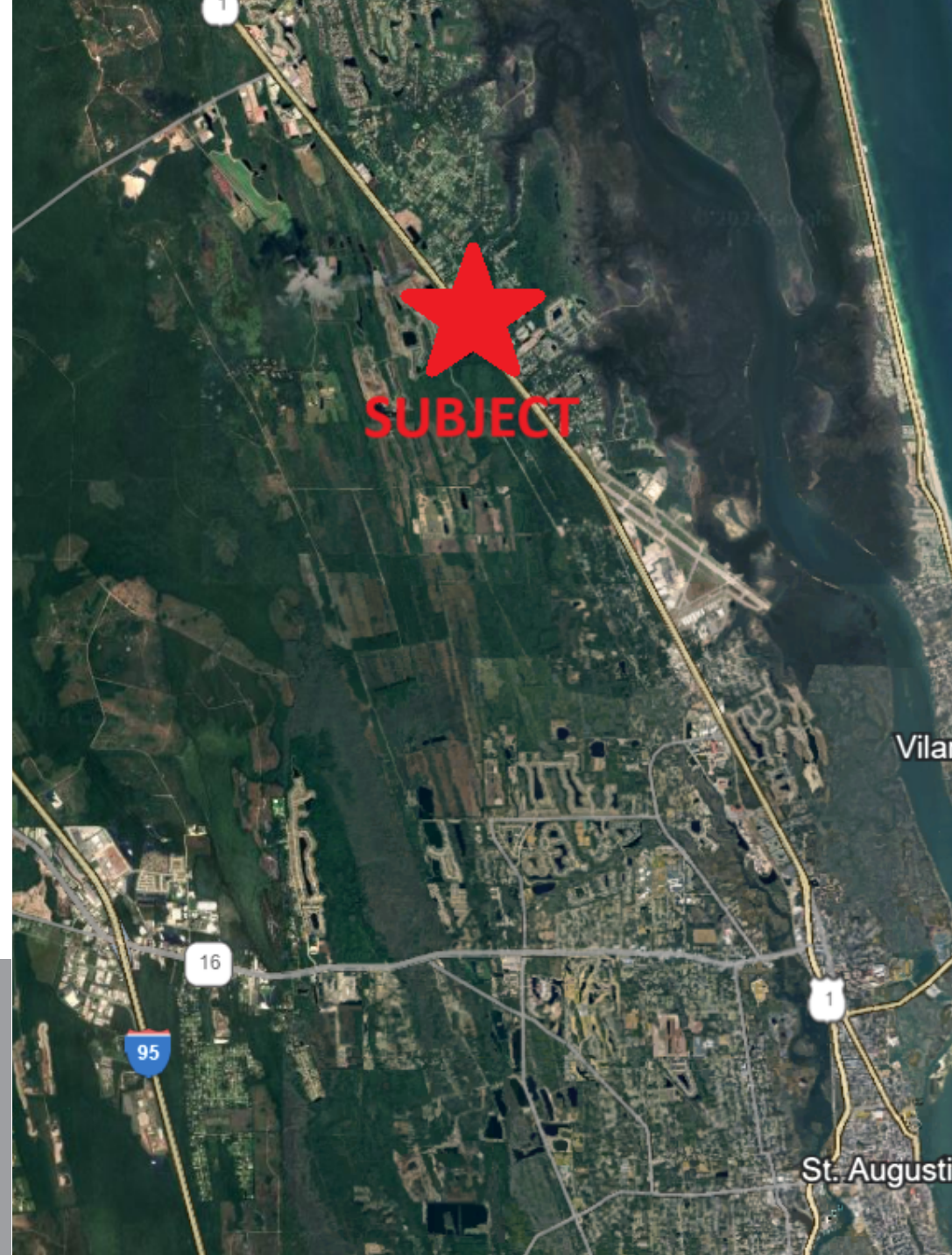
FAST GROWING
AREA



ABUNDANT DEVELOPMENT
LOCATION



DIRECTLY ON
US-1



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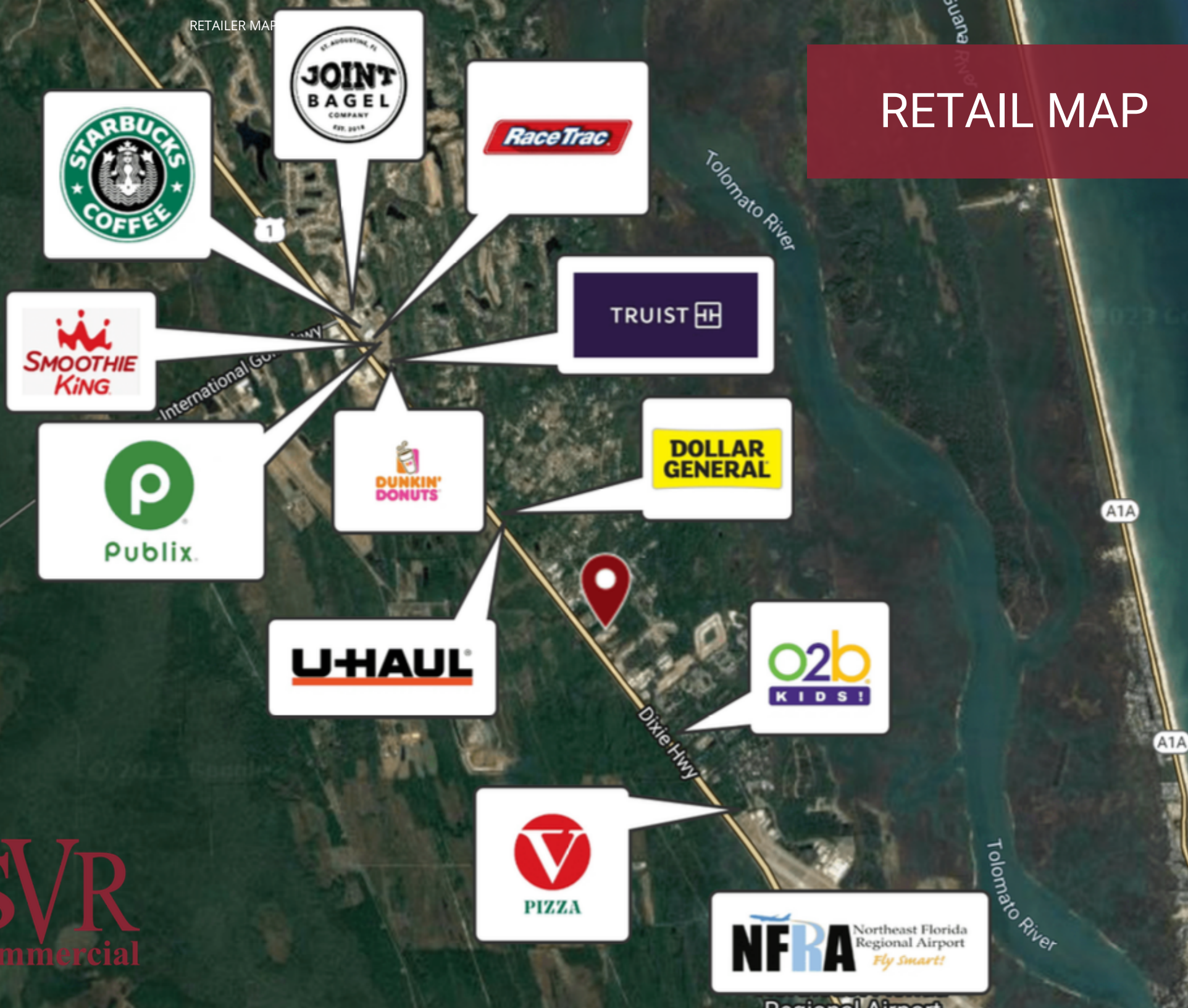
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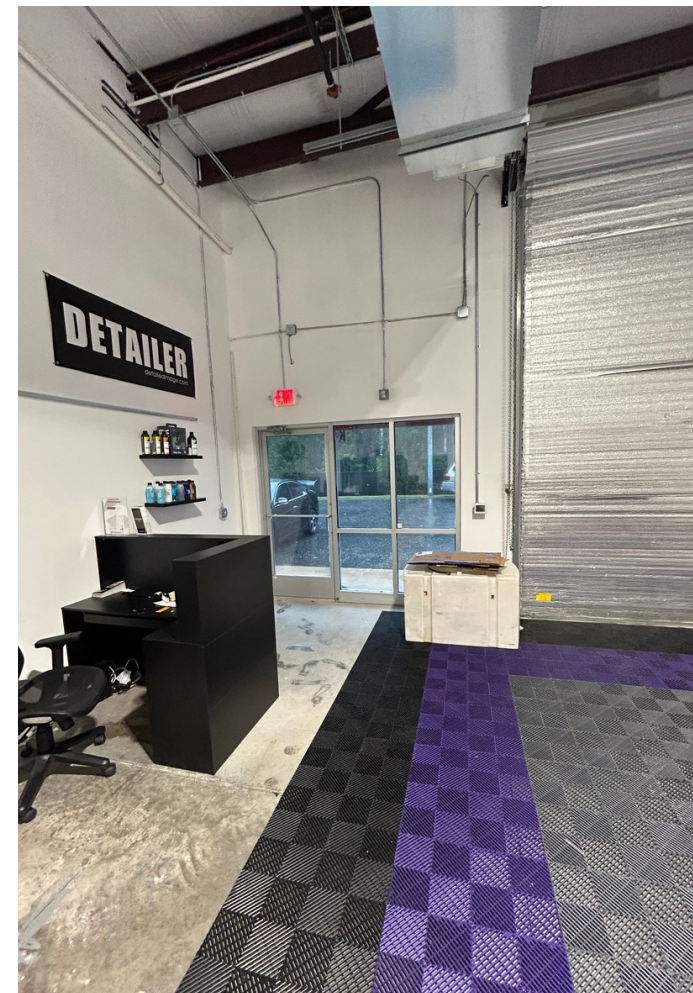
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RETAILER MAP



HIGHLIGHTS



Property Highlights

- Open Floor plan
- Fully air-conditioned
- Ceiling height - '16 FT
- Roll-up door (12x14 FT) & glass door front
- Private Bathroom



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