

LEASE

200 WALER WAY

St. Augustine, FL 32086



PROPERTY DESCRIPTION

Positioned in a well-established manufacturing area near Dobbs Road, this industrial space of 2,400 SF with air conditioner included is ideal for warehousing, distribution, or light manufacturing. The property offers convenient access to major highways, ample parking, and efficient loading areas. High ceilings and a flexible layout allow for a variety of business operations. Whether you need storage, workspace, or logistics support, this functional and well-located property provides an excellent leasing opportunity in St. Augustine.

PROPERTY HIGHLIGHTS

- Zoning: Industrial and Warehousing (IW)
- Includes A/C!
- Near State Road 207!
- Available Now!

OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
Available SF:	2,400 SF
Building Size:	9,882 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	111	439	1,724
Total Population	290	1,146	4,526
Average HH Income	\$76,853	\$76,259	\$80,944

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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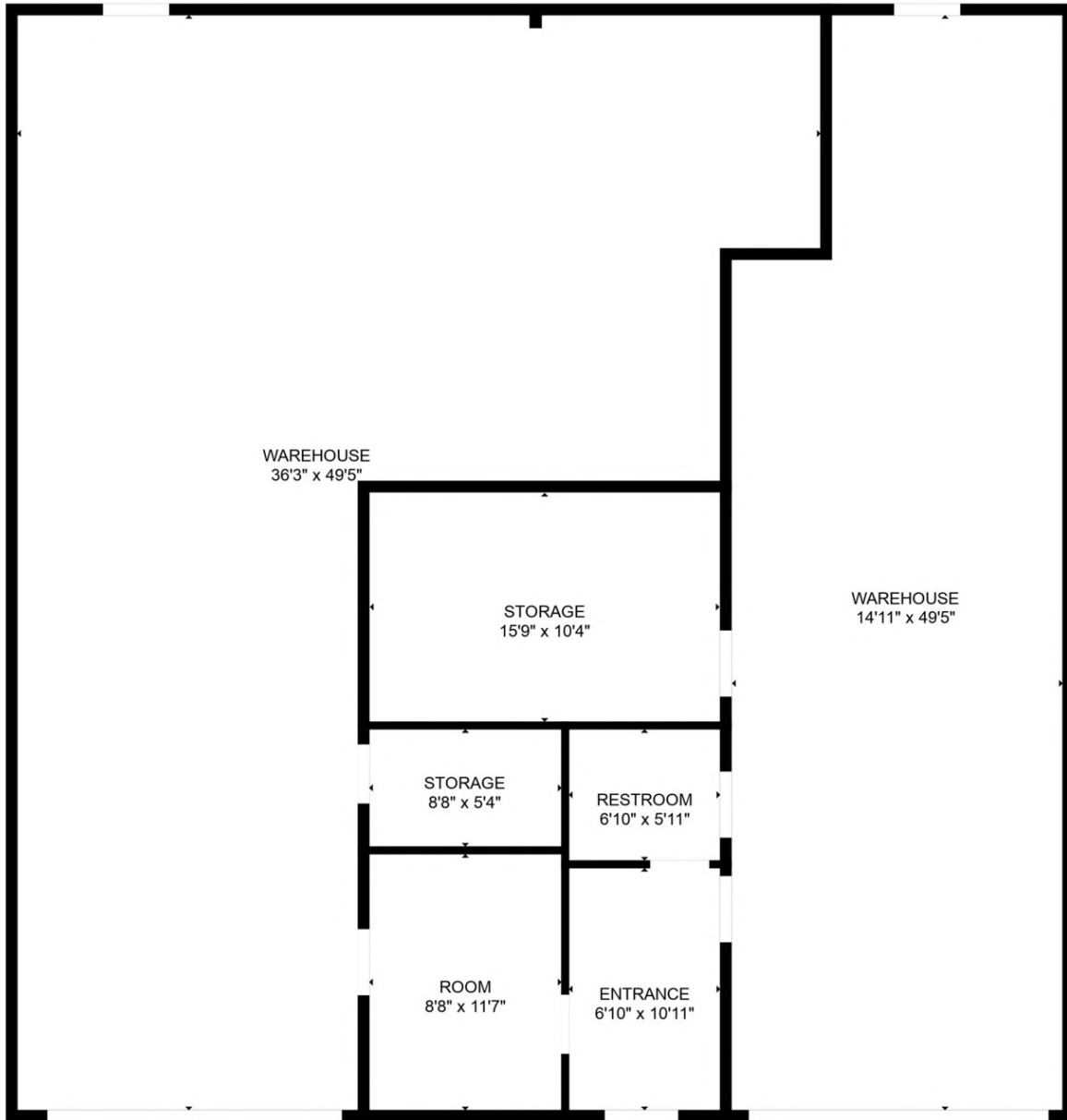


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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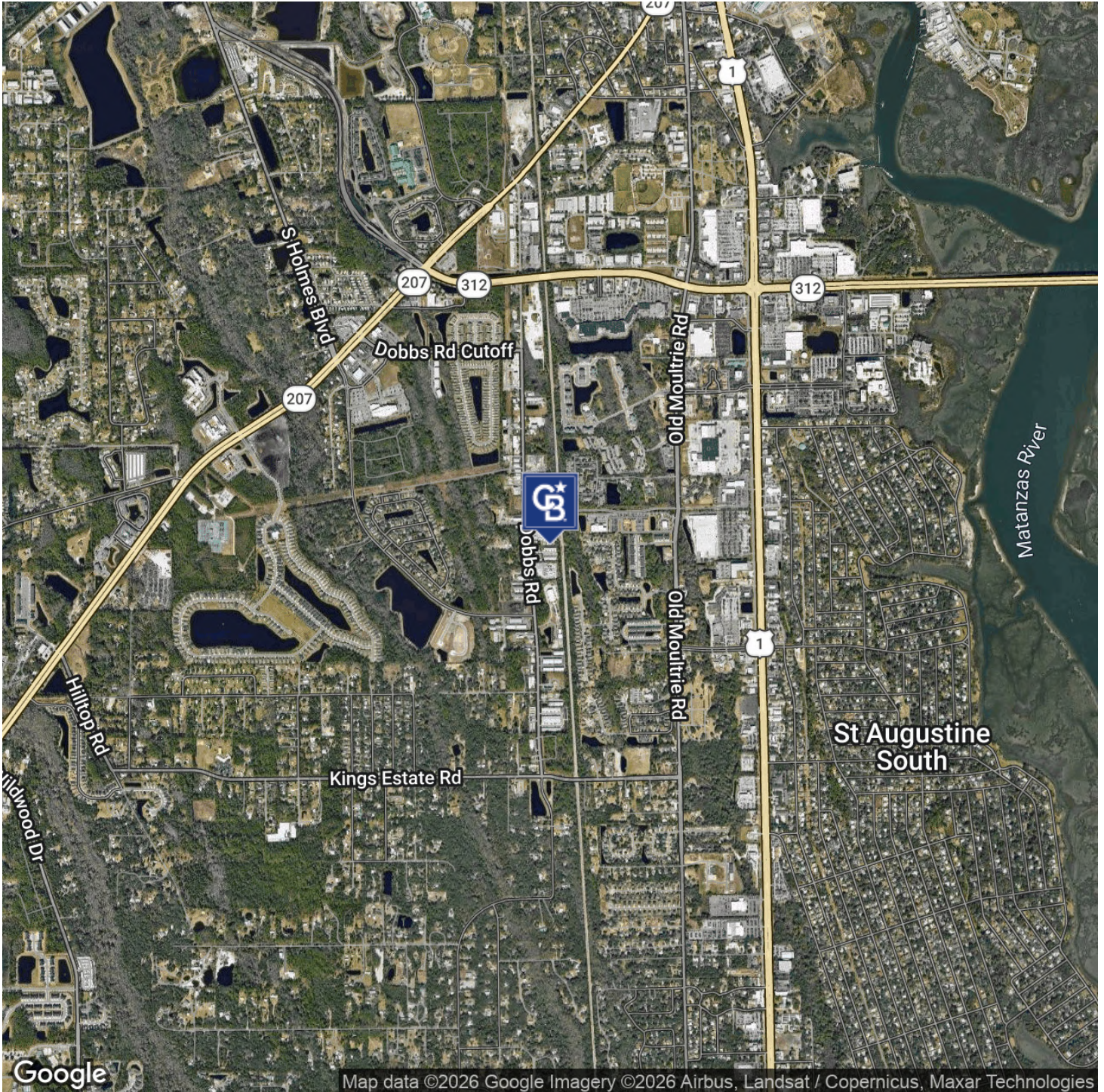


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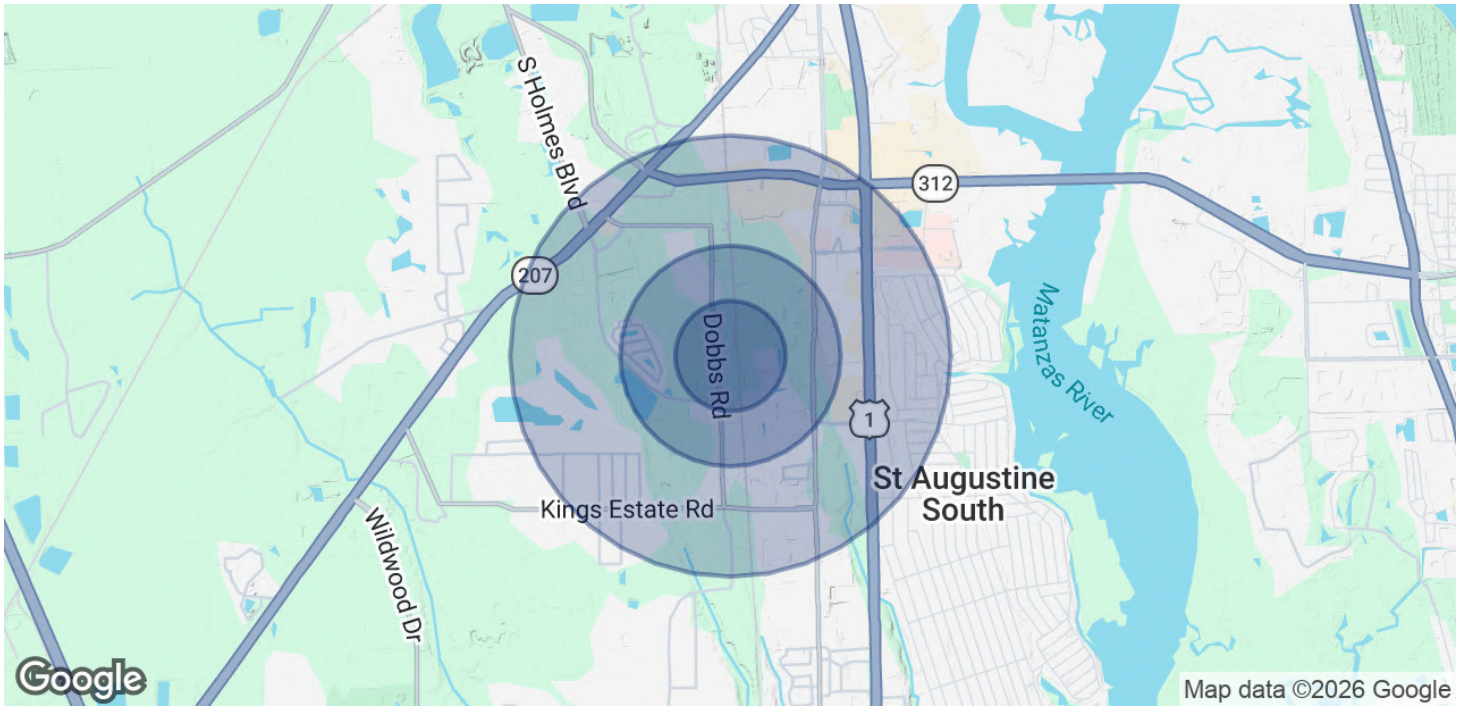


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	290	1,146	4,526
Average Age	40	40.7	43.6
Average Age (Male)	42.8	43.2	44.9
Average Age (Female)	41.2	41.4	44.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	111	439	1,724
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$76,853	\$76,259	\$80,944
Average House Value	\$306,949	\$308,615	\$326,970

2023 American Community Survey (ACS)

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