

# ST AUGUSTINE OFFICE WAREHOUSE CONDO

For Sale or Lease: 2,400 SF

205 Waler Way, Units 7 & 8  
St Augustine, Florida 32086



**205 Waler Way  
Units 7 & 8**



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# PROPERTY DETAILS

- ➔ **Location:** 205 Waler Way (units 7 & 8) off Dobbs Road near intersection of SR 207 & SR 312 East
- ➔ **Estimated Size:** 2,400 +/- SF  
Office Area: 638 +/- SF.  
Warehouse: 1,762 +/-SF  
Mezzanine: 638 +/-SF
- ➔ **Grade Level Overhead Doors:**  
Front Roll Up Doors - 12.5' W X 14' H  
Rear Roll Up Door - 8' W X 10' H  
Clear Ceiling Height: 20'
- ➔ **Utilities:** Water & Electric – St Johns County / Septic
- ➔ **Zoning:** Industrial Warehouse (IW)
- ➔ **Year built:** 2002
- ➔ **Sale Price:** \$524,900.00
- ➔ **Lease Rate:** \$17.95 SF + NNN
- ➔ **Annual Opex:** \$3.42 SF





# AERIAL

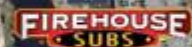
205 Waler Way



Dobbs Road

State Road 312

State Road 207



Old Mountain Road



Highway 1



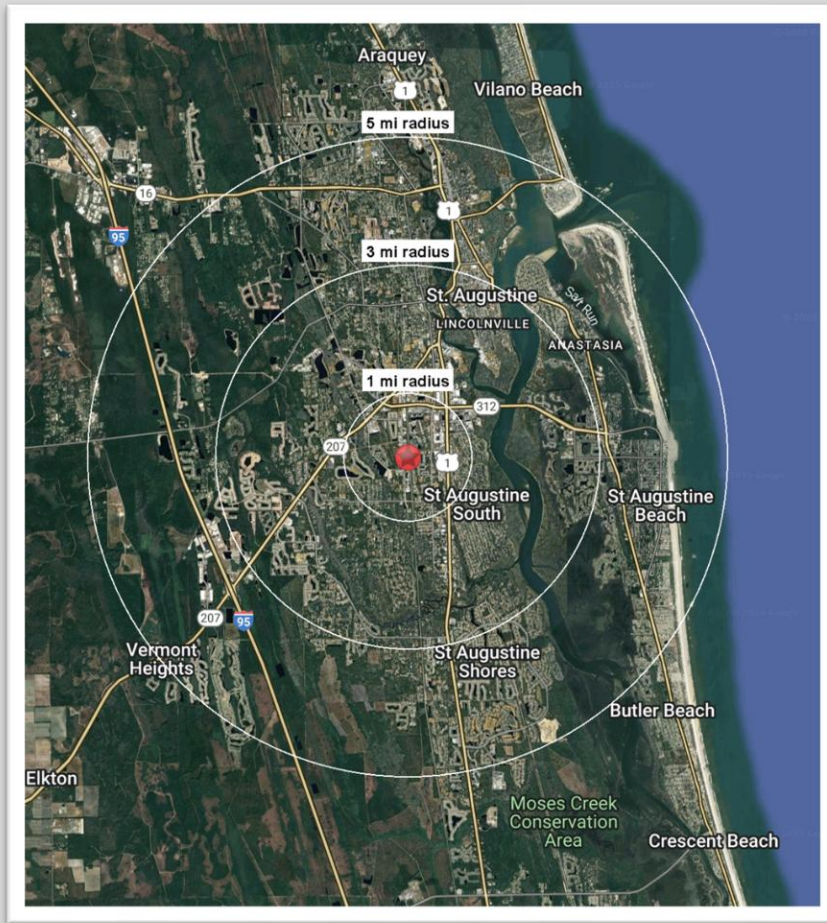
THE CORDELL GROUP  
COMMERCIAL REAL ESTATE SERVICES



# AREA DEMOGRAPHICS



## 205 Waler Way, St Augustine, Florida 32086



	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	4,973	38,787	80,352
<b>2029 Projected Population</b>	5,607	44,987	92,582
<b>2025 Total Households</b>	2,179	16,727	36,516
<b>2029 Projected Households</b>	2,454	19,327	41,852
<b>Average Household Income</b>	\$86,449	\$102,372	\$107,979
<b>2025 Median Age</b>	44.4	42.8	40.3
<b>2025 Total Housing Units</b>	2,495	19,482	43,165
<b>2025 Total Businesses</b>	751	3,128	5,982





# 205 WALER WAY

