

ST AUGUSTINE OFFICE WAREHOUSE CONDO

For Sale or Lease: 2,400 SF

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



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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:** \$499,900.00
- ➔ **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

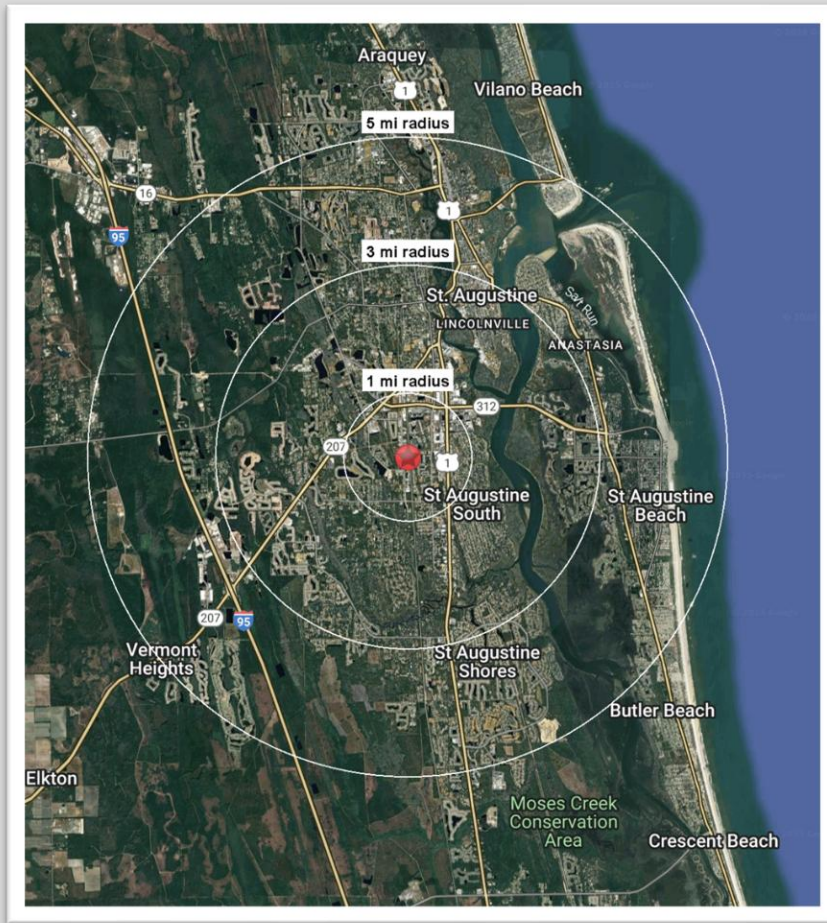


THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

AREA DEMOGRAPHICS



205 Waler Way, St Augustine, Florida 32086



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



205 WALER WAY

