

**DELIVERY IN MID
2026**

For Sale or Lease

**1,300 up to
16,000SF Available**

**Saint Augustine, FL
(Jacksonville MSA)**

6918 US-1 (Phase II) New Construction Flex/Warehouse

MARKET FORCE
COMMERCIAL

St. Augustine, Florida 32086



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Market Force CRE Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Executive Summary

MARKET FORCE is pleased to present an exceptional Flex/Industrial opportunity in St. Augustine, FL. Delivered as brand new construction in mid 2026.

Highlights:

- New Construction Available in 1300+- SF Increments up to 16,000SF Available.
- US-1 N Corridor provides equidistant access to both St. Johns and Duval counties.
- Zoned Industrial Warehouse(IW) St. Johns County

Asking Price**Call For Pricing**

Offering Summary

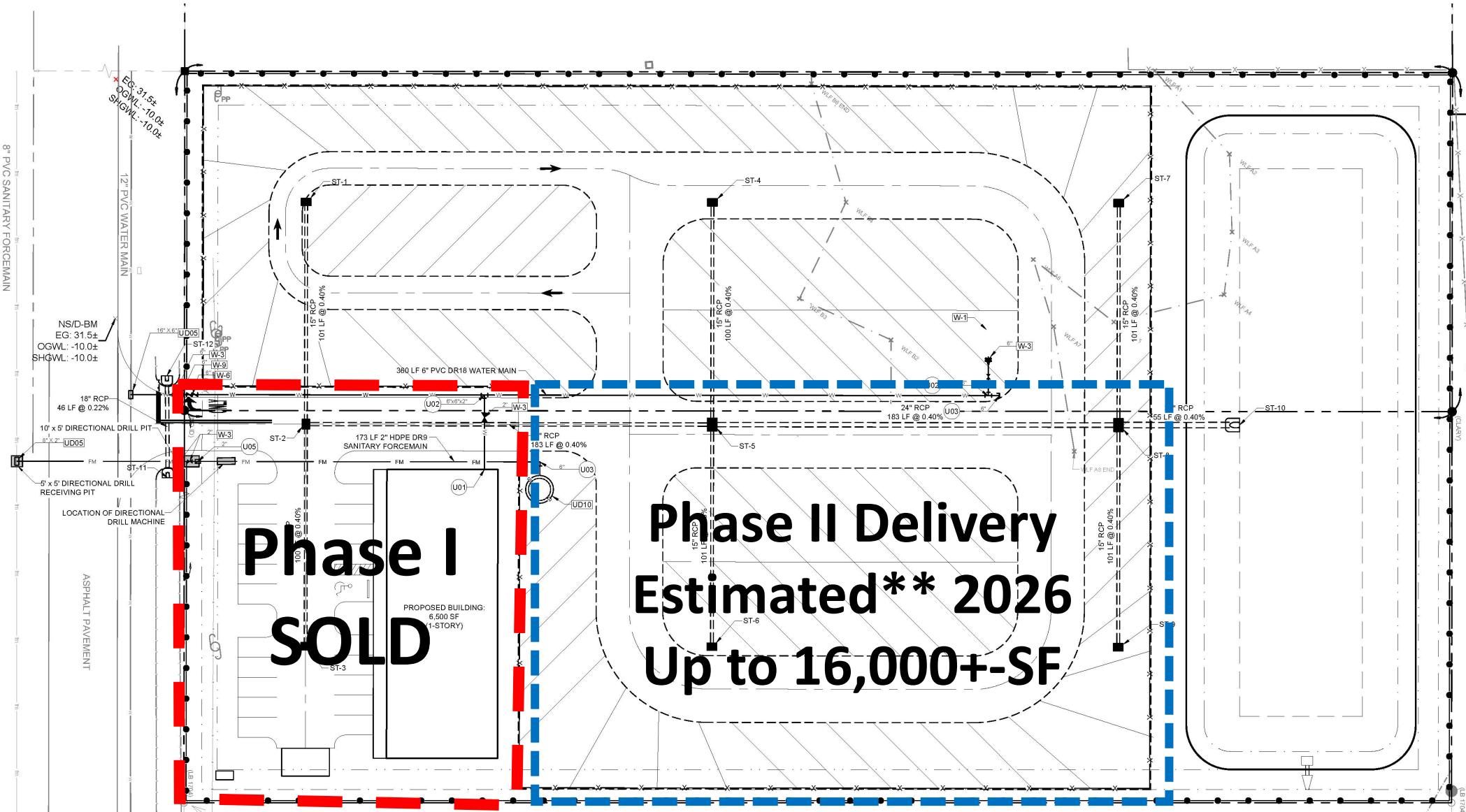
Square Footage	1,300-16,000SF Available
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Units	12
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Type	Flex/Industrial
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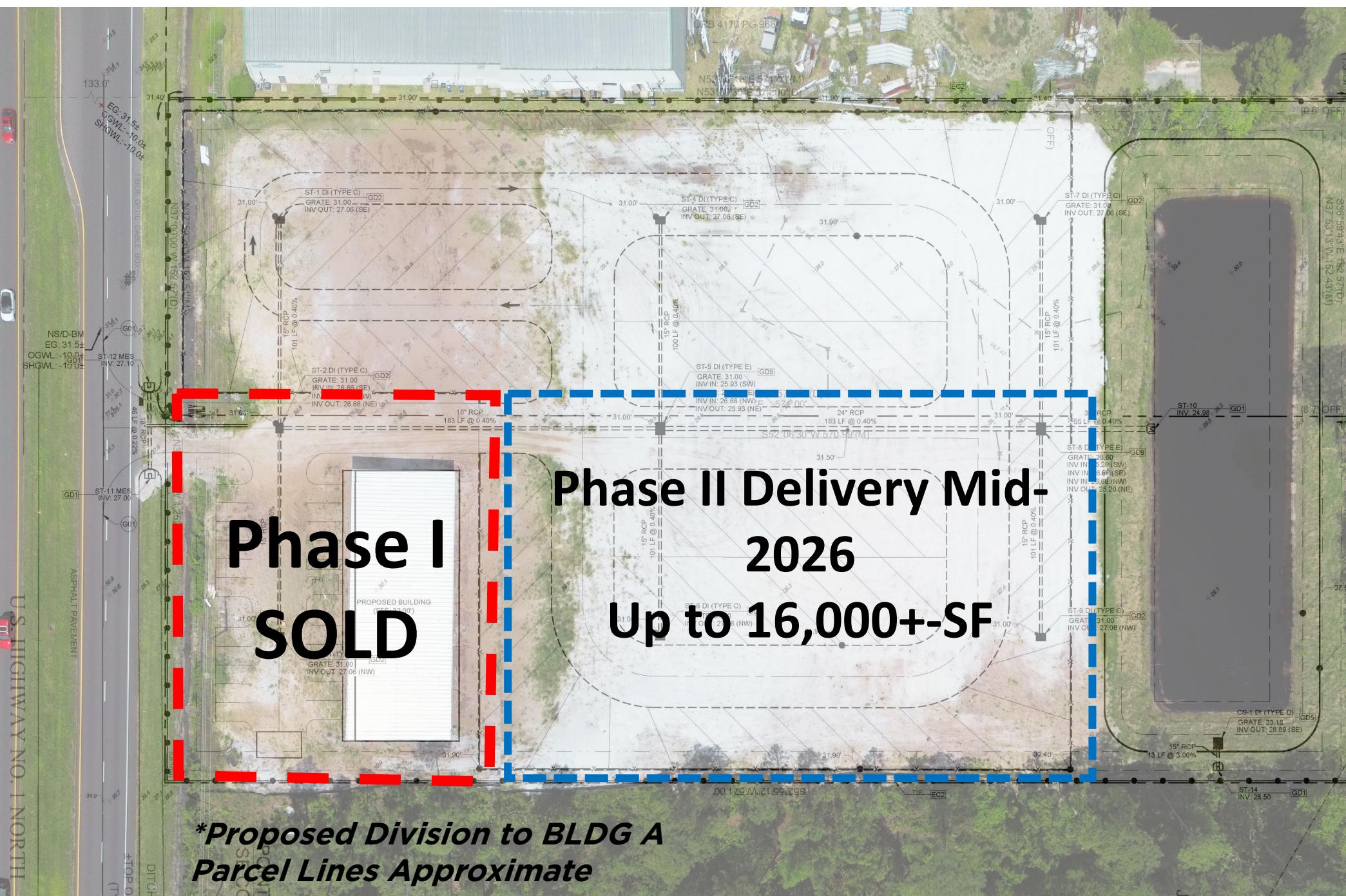


6918 US-1 BLDG B | St. Augustine FL



**Proposed Division to BLDG A
Parcel Lines Approximate*

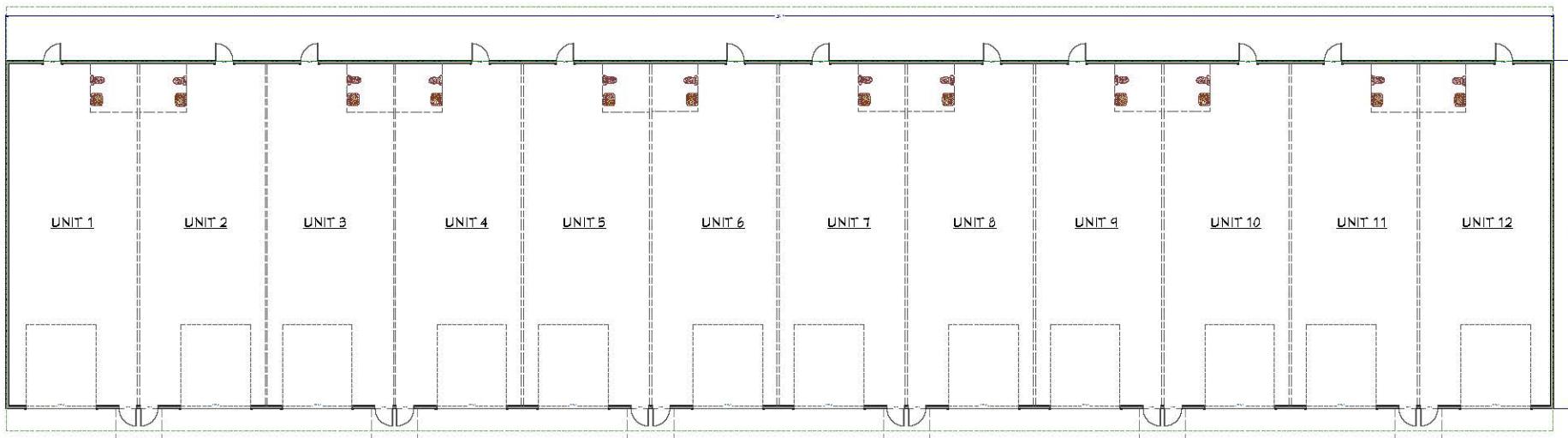
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Floor Plan

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FLOOR PLAN



INDICATES PLUMBING ROUGH-IN ONLY FOR FUTURE BATHROOM FIXTURES, FINISHES, AND WALLS NOT INCLUDED IN CURRENT SCOPE

WALL LEGEND

===== INDICATES WALL SHOWN FOR FUTURE BUILDOUT
NOT PART OF CURRENT CONSTRUCTION.



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Site Renderings





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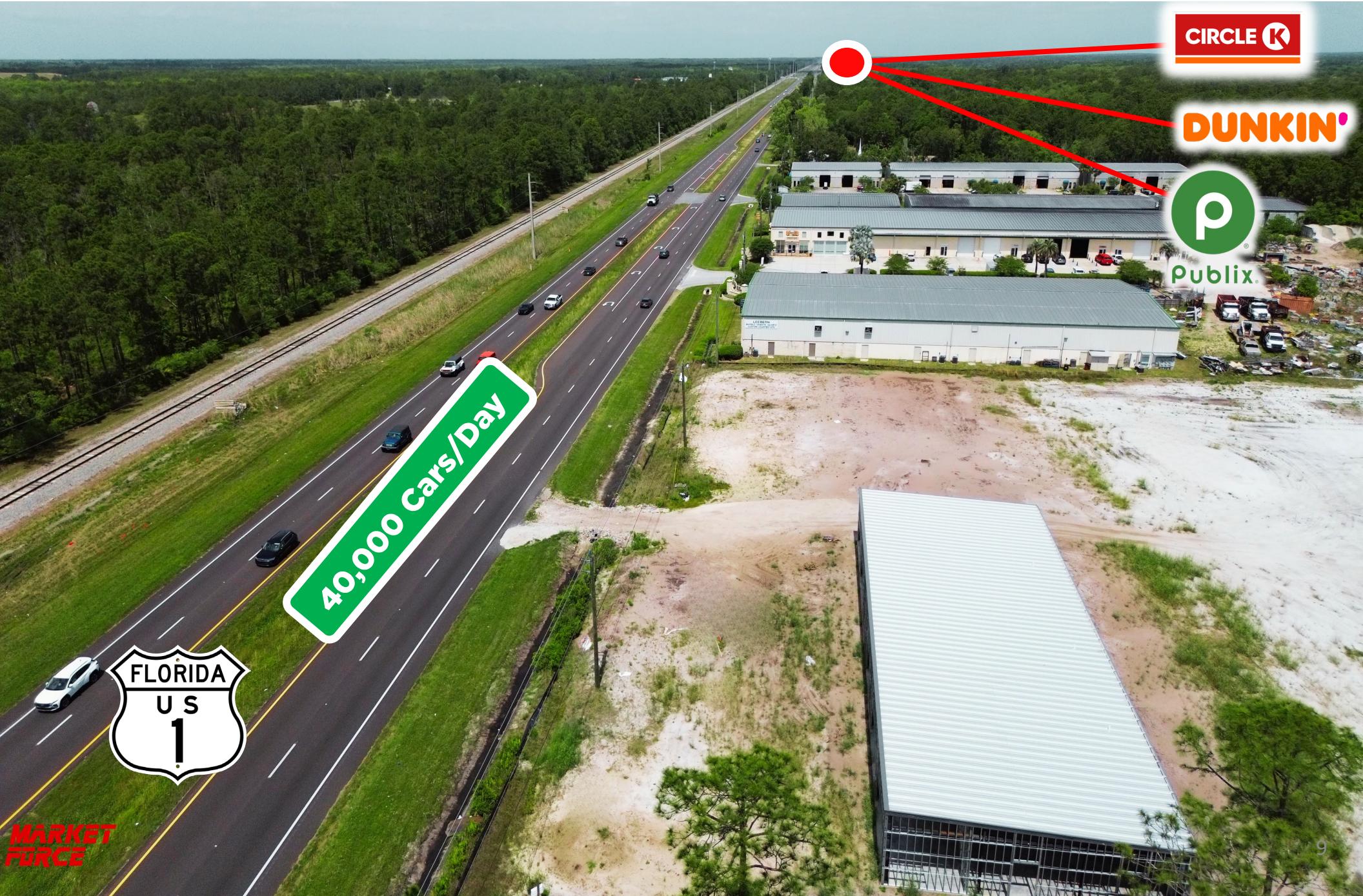
Site Renderings





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Aerial Map





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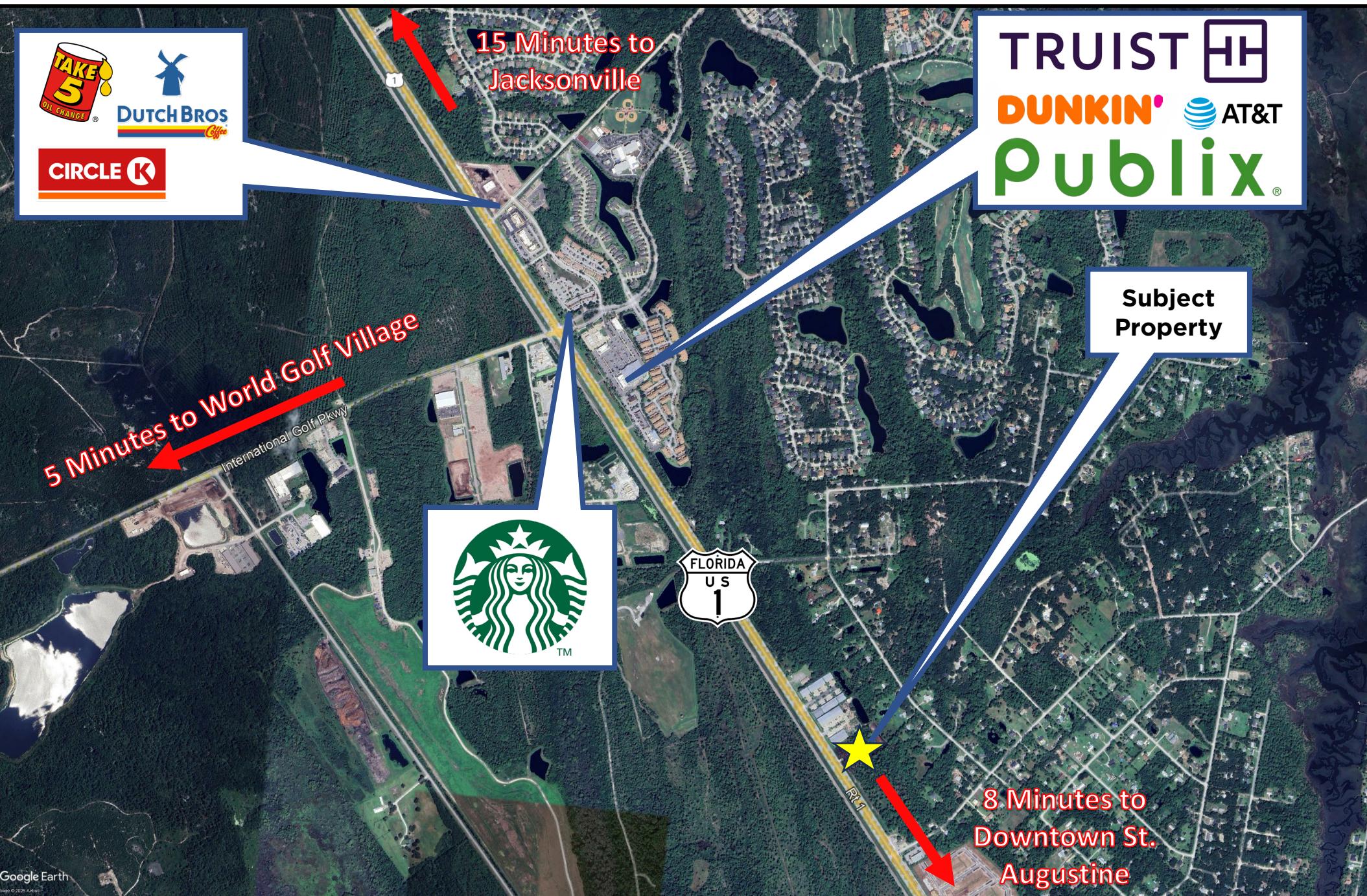
Aerial Map



Satellite Map

6918 US-1 BLDG B | St. Augustine FL

Satellite Map





D O U B L E I S S U E

Southern Living

THE SOUTH'S BEST
SMALL TOWNS

50 Charming Places To Live, Play, and Maybe Stay Forever

PLUS THE BEST CITIES, STATE PARKS, HOTELS, RESTAURANTS, BBQ JOINTS, AND OTHER SOUTHERN GEMS

FLIP FOR HODA'S SECRET NEW ORLEANS

The cover of Southern Living Magazine features a vibrant orange building with a balcony and green shutters in the foreground. A woman in a blue dress stands on the sidewalk in front of the building. The background shows a lush green landscape with trees. A yellow circular graphic in the upper right corner contains the text "FLIP FOR HODA'S SECRET NEW ORLEANS".

St. Augustine, Fl

St. Augustine, Fl , the Nation's Oldest City, is the oldest continually habited city in the United States, and Northeast Florida's Biggest Tourist Destination. St. Augustine sees over 8 Million tourists a year, more than the Grand Canyon.

Founded in 1565 by Spanish explorers, the city has changed hands multiple times, becoming part of the Florida Territory in 1819.

St. Augustine is part of Florida's First Coast region and the Jacksonville, FL MSA.

St. Augustine routinely ranks top on “Best of” lists, including being ranked ***Southern Living Magazine’s #1 Small town in the South in 2023 and 2024!***

Tourism Profile St. Augustine, FL

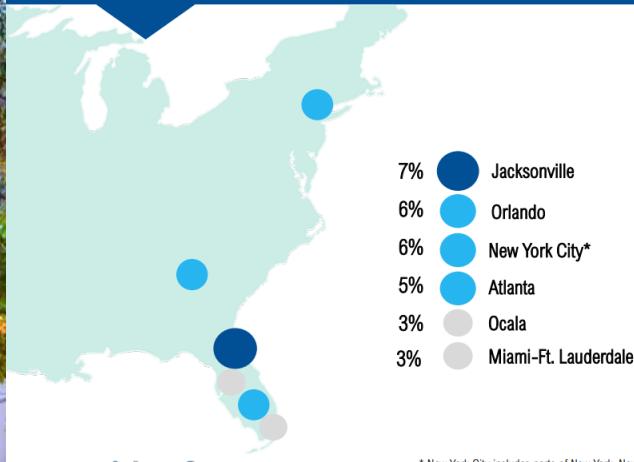
TYPICAL VACATIONER¹ VISITOR

- The typical Vacationer¹ Visitor:
 - Was 54 years old
 - Had a median household income of \$87,500
 - 22% traveled with children
 - Was from:
 - Southeast (31%)
 - Florida (22%)



¹Travel parties who stayed 1-5 nights.

ORIGIN OF VISITORS



» 30% of visitors came from 6 U.S. markets

ST. JOHNS COUNTY
TOURIST DEVELOPMENT COUNCIL
Florida's Historic Coast | St. Augustine & Ponte Vedra

* New York City includes parts of New York, New Jersey and Connecticut

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TYPICAL LONG-TERM¹ VISITOR

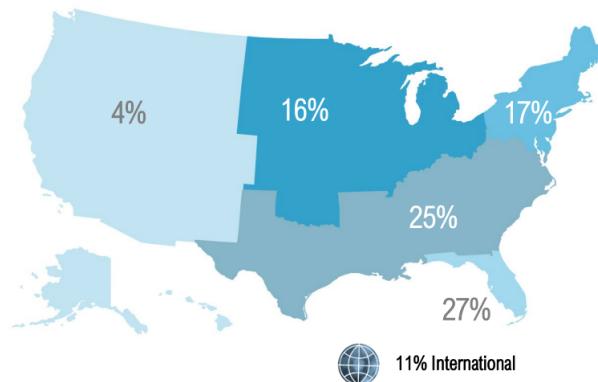
- The typical Long-Term¹ Visitor:
 - Was 61 years old
 - Had a median household income of \$79,600
 - 7% traveled with children
 - Was from:
 - Northeast (29%)
 - International (25%)
 - Midwest (22%)



¹Travel parties who stayed 6 nights or more.

ORIGIN OF VISITORS

- » 27% of visitors were from Florida
- » 8% of visitors to St. Johns County were from Canada, and 3% were from other countries



ST. JOHNS COUNTY
TOURIST DEVELOPMENT COUNCIL
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City Demographics

Top Employment Categories

Management, business, science, and arts occupations

Educational services, and health care and social assistance

Professional, scientific, and management, and administrative, and waste management services

Retail trade

Arts, entertainment, and recreation, and accommodation and food services

Finance and insurance, and real estate, and rental and leasing

Other services, except public administration

Construction

Public administration

Transportation and warehousing, and utilities

Manufacturing

Agriculture

Information

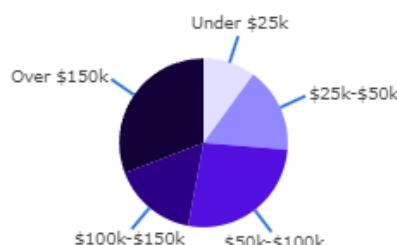
Wholesale trade

Household Income

\$93.3k
Median Income

\$102k
2028 Estimate

↑ 10%
Growth Rate

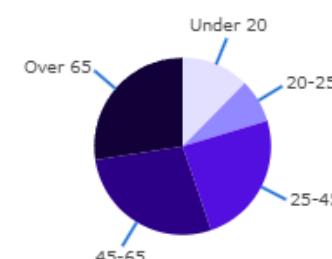


Age Demographics

52
Median Age

56
2028 Estimate

↑ 6%
Growth Rate





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Specifics and more details available on request.

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