

LEGEND



POINT

±345,000 SF SET TO DELIVER IN Q3 2023

UP TO AN ADDITIONAL 500,000 SF
BUILD-TO-SUIT OR SPECULATIVE WAREHOUSE



FOR LEASE

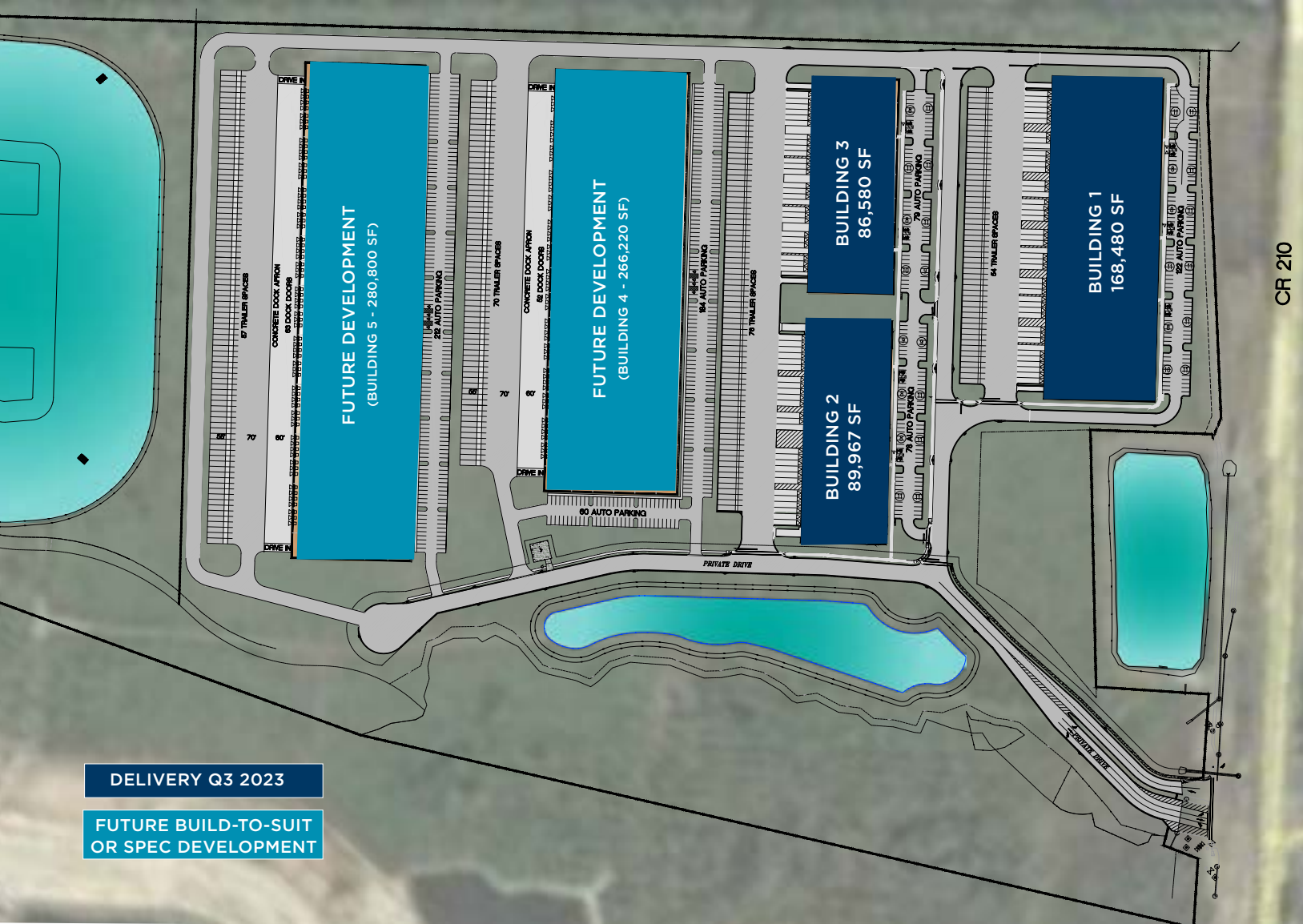
UP TO 845,000 SF OF WAREHOUSE SPACE
IDEAL LOCATION FOR LOCAL, REGIONAL AND NATIONAL DISTRIBUTION

FOR MORE INFORMATION:
LEGENDPOINTLC.COM

 CUSHMAN &
WAKEFIELD


SCANNELL
PROPERTIES

OVERALL SITE PLAN



DELIVERY Q3 2023

FUTURE BUILD-TO-SUIT OR SPEC DEVELOPMENT

LEGEND POINT LOGISTICS CROSSING

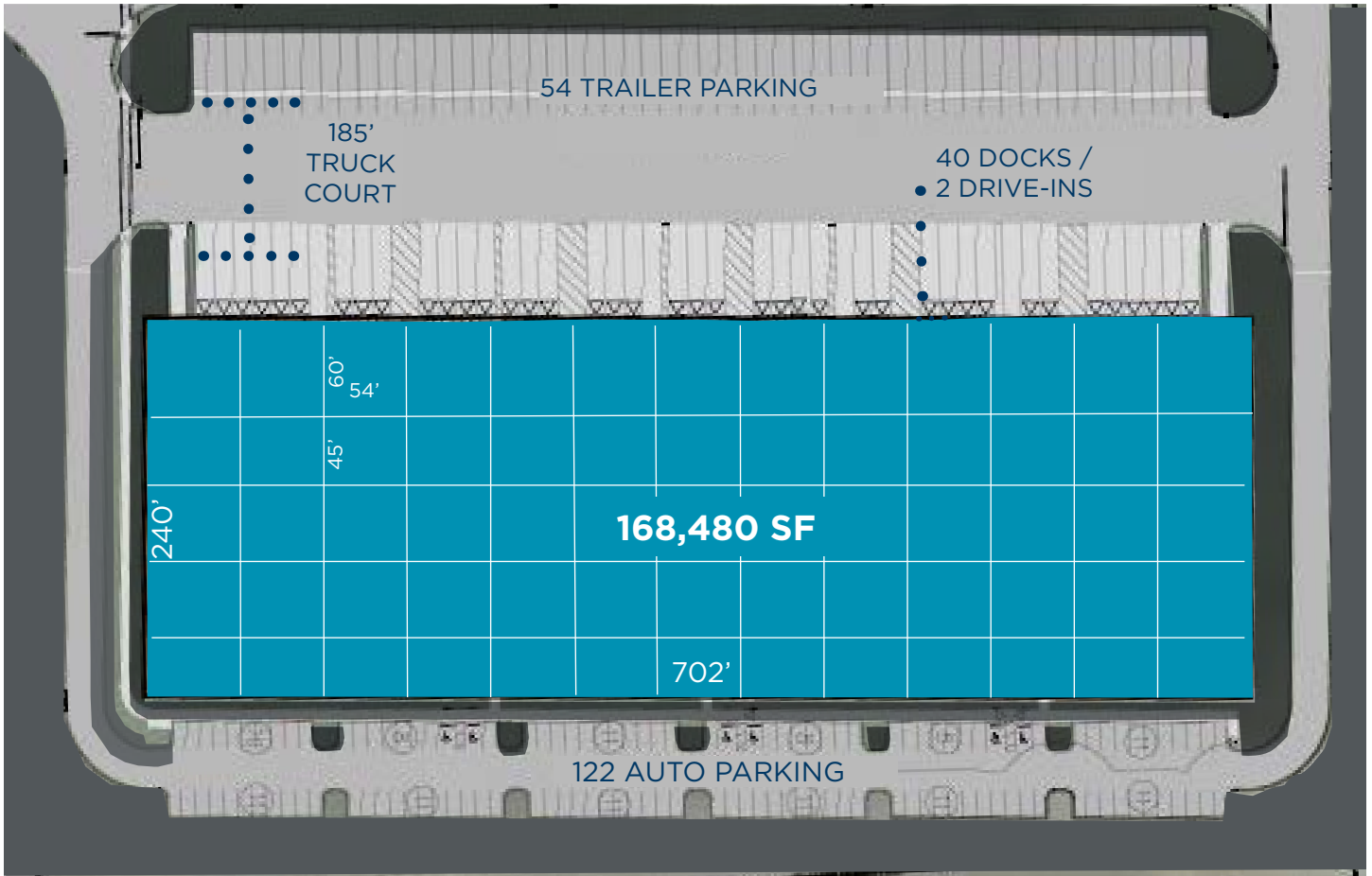
is located in fast growing north St. Johns County. The project is designed to be a five building industrial park with flexible warehouse sizes, rear load configuration and ample parking capabilities. The entire site will consist of approximately 845k square feet of industrial development located in the middle of major population growth and with access to ±1.3 million consumers within a 30 minute drive, making it the ideal location for last mile distribution.



EXCITING NEW
CLASS-A BUSINESS
PARK WITH UNIQUE
LOCATION ADVANTAGES

BUILDING 1 OVERVIEW

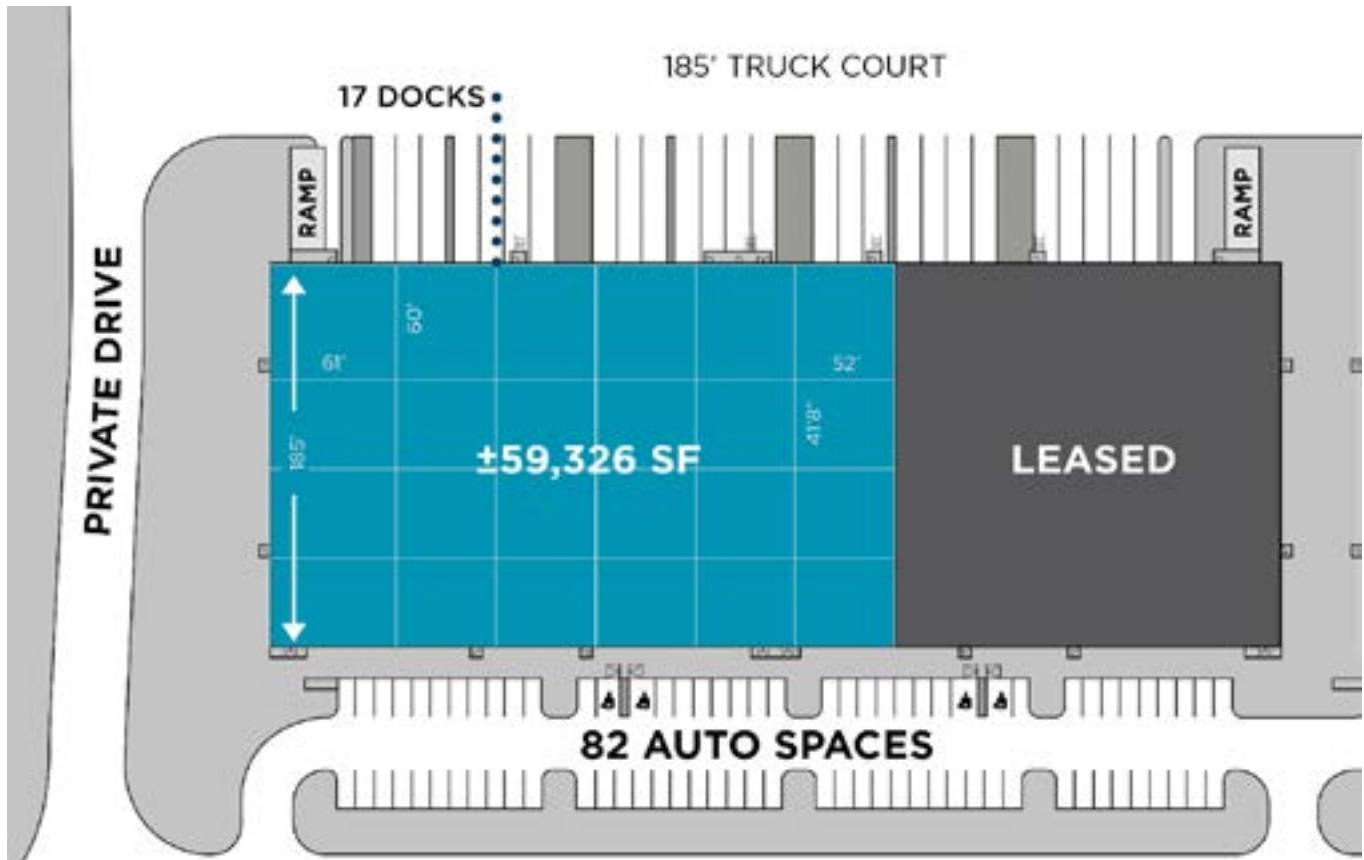
200 ACCOLADE AVENUE, SAINT JOHNS, FL 32259



BUILDING 1 SPECIFICATIONS

CR 210 FRONTAGE

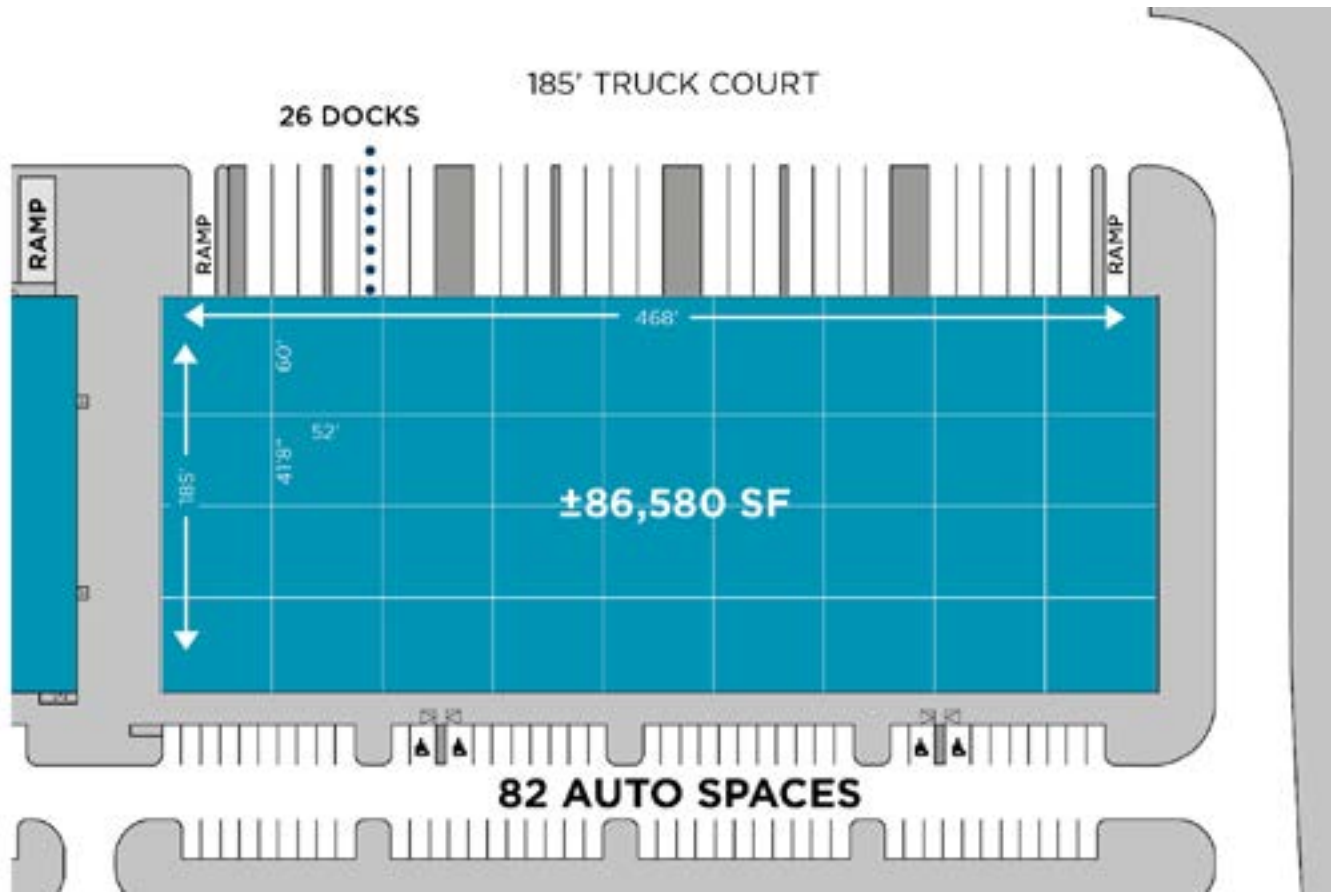
BUILDING SIZE	168,480 SF	OFFICE SF	TO-SUIT
CONFIGURATION	REAR LOAD	COLUMN SPACING	54' X 45' (60' SPEED BAY)
LOADING DOCKS	40	TRUCK COURT	185'
DRIVE-IN DOORS	2	SPRINKLERS	ESFR
CLEAR HEIGHT	32'	BUILDING DIMENSIONS	702' X 240'
PARKING	122	TRAILER STALLS	54
CONSTRUCTION	TILT WALL	DELIVERY	Q3 2023



BUILDING 2 SPECIFICATIONS

BUILDING SIZE	89,967 SF
AVAILABLE SF:	59,326 SF
CONFIGURATION	REAR LOAD
LOADING DOCKS	17
DRIVE-IN DOORS	1
CLEAR HEIGHT	28'
PARKING	82
CONSTRUCTION	TILT WALL

OFFICE SF	1,570 SF
COLUMN SPACING	52' X 41'8" (60' SPEED BAY)
TRUCK COURT	185'
SPRINKLERS	ESFR
BUILDING DIMENSIONS	486' X 185'
TRAILER STALLS	76 (SHARED WITH BUILDING 3)
DELIVERY	Q3 2023



BUILDING 3 SPECIFICATIONS

BUILDING SIZE	86,580 SF
CONFIGURATION	REAR LOAD
LOADING DOCKS	26
DRIVE-IN DOORS	2
CLEAR HEIGHT	28'
PARKING	82
CONSTRUCTION	TILT WALL

OFFICE SF	1,570 SF
COLUMN SPACING	52' X 41'8" (60' SPEED BAY)
TRUCK COURT	185'
SPRINKLERS	ESFR
BUILDING DIMENSIONS	468' X 185'
TRAILER STALLS	76 (SHARED WITH BUILDING 3)
DELIVERY	Q3 2023

LOCATION OVERVIEW

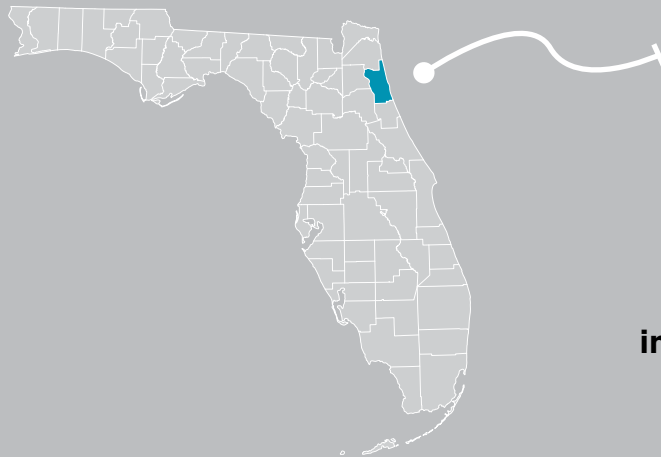
ST JOHNS COUNTY

BY THE NUMBERS

2ND
Fastest-growing county
in Florida

10TH
Fastest-growing county in
the United States

40%
increase in the past 10 years



DEMOGRAPHICS



16.9%
POPULATION GROWTH
(PROJECTED 5-YEAR
2021-2026)



278,181
POPULATION



\$88,877
MEDIAN INCOME



44.1
MEDIAN AGE

In 2020, more than **5,000** new single family residential permits issued to meet the needs of the surging popularity.

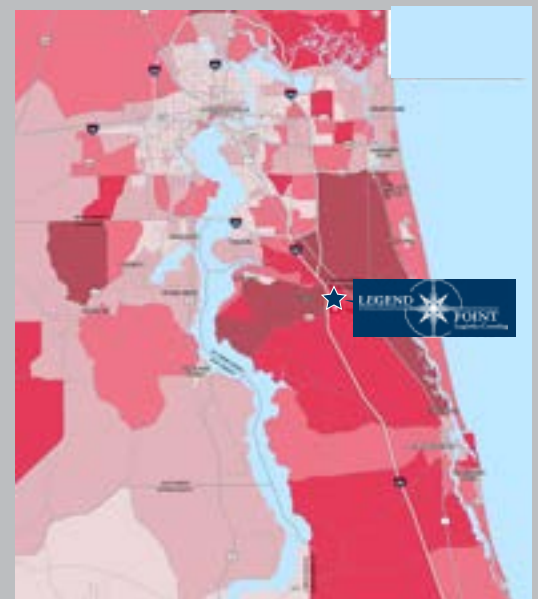
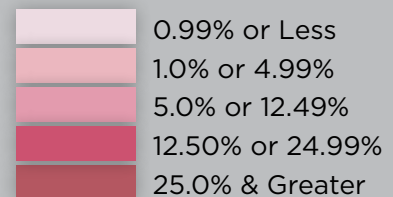
Nocatee is ranked **#8** on list of Best-Selling Master-Planned Communities in U.S.

2.5% Unemployment rate
As of January 2022

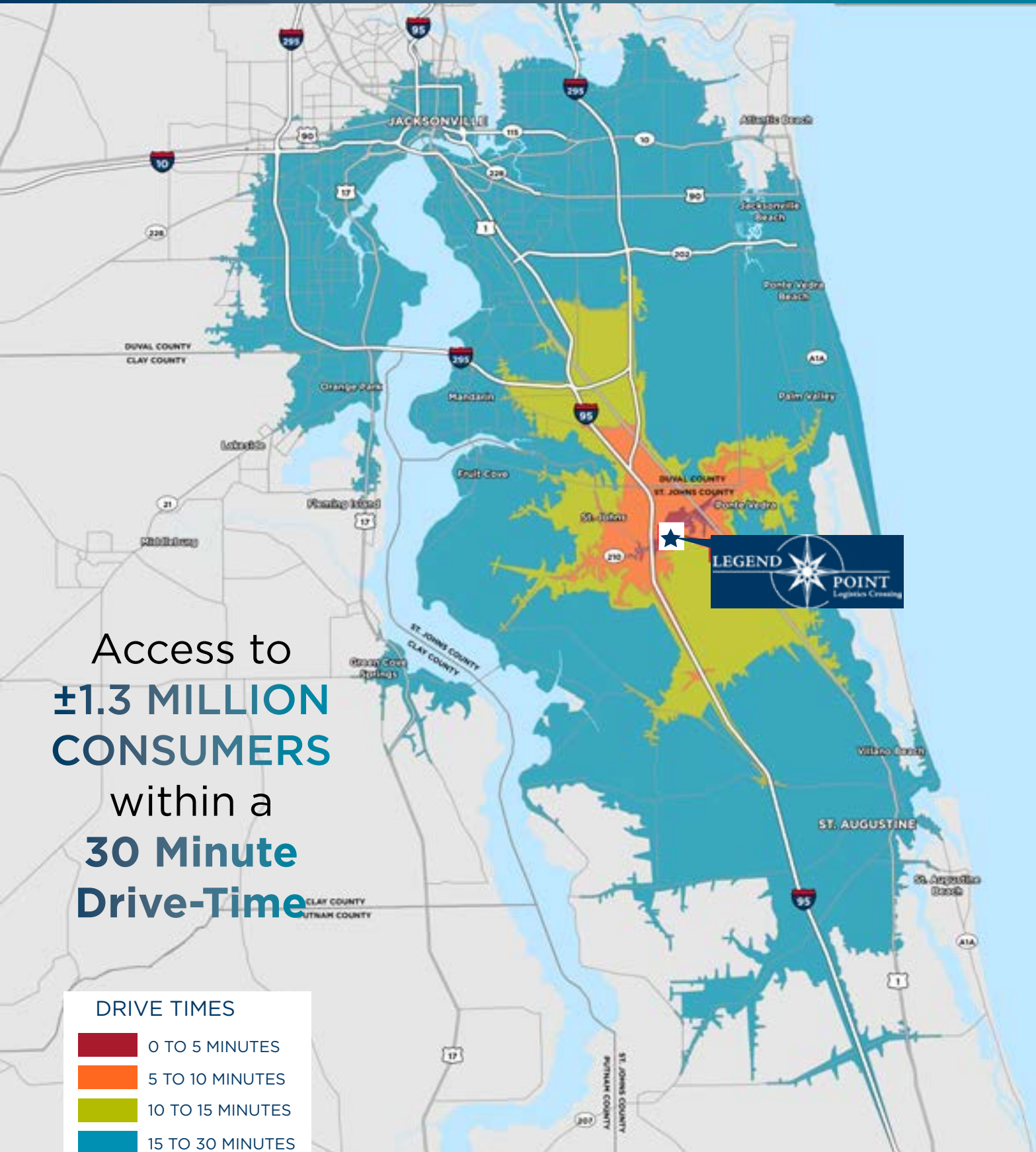
St Johns County is designated Foreign Trade Zone **64**

95.1% of the population have a high school education.
74.4% have a Post-Secondary Education

POPULATION GROWTH % (2020-2025)



DRIVE-TIME DISTANCES



Access to
**±1.3 MILLION
 CONSUMERS**
 within a
**30 Minute
 Drive-Time**

DRIVE TIMES	
	0 TO 5 MINUTES
	5 TO 10 MINUTES
	10 TO 15 MINUTES
	15 TO 30 MINUTES

LEGEND



POINT



CUSHMAN &
WAKEFIELD



SCANNELL
PROPERTIES



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