

FOR LEASE

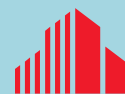
LEGEND



POINT

Logistics Crossing

Phase II - Delivering Q3.25



CUSHMAN &
WAKEFIELD

www.legendpointlc.com

LEGEND



POINT
Logistics Crossing

SITE PLAN

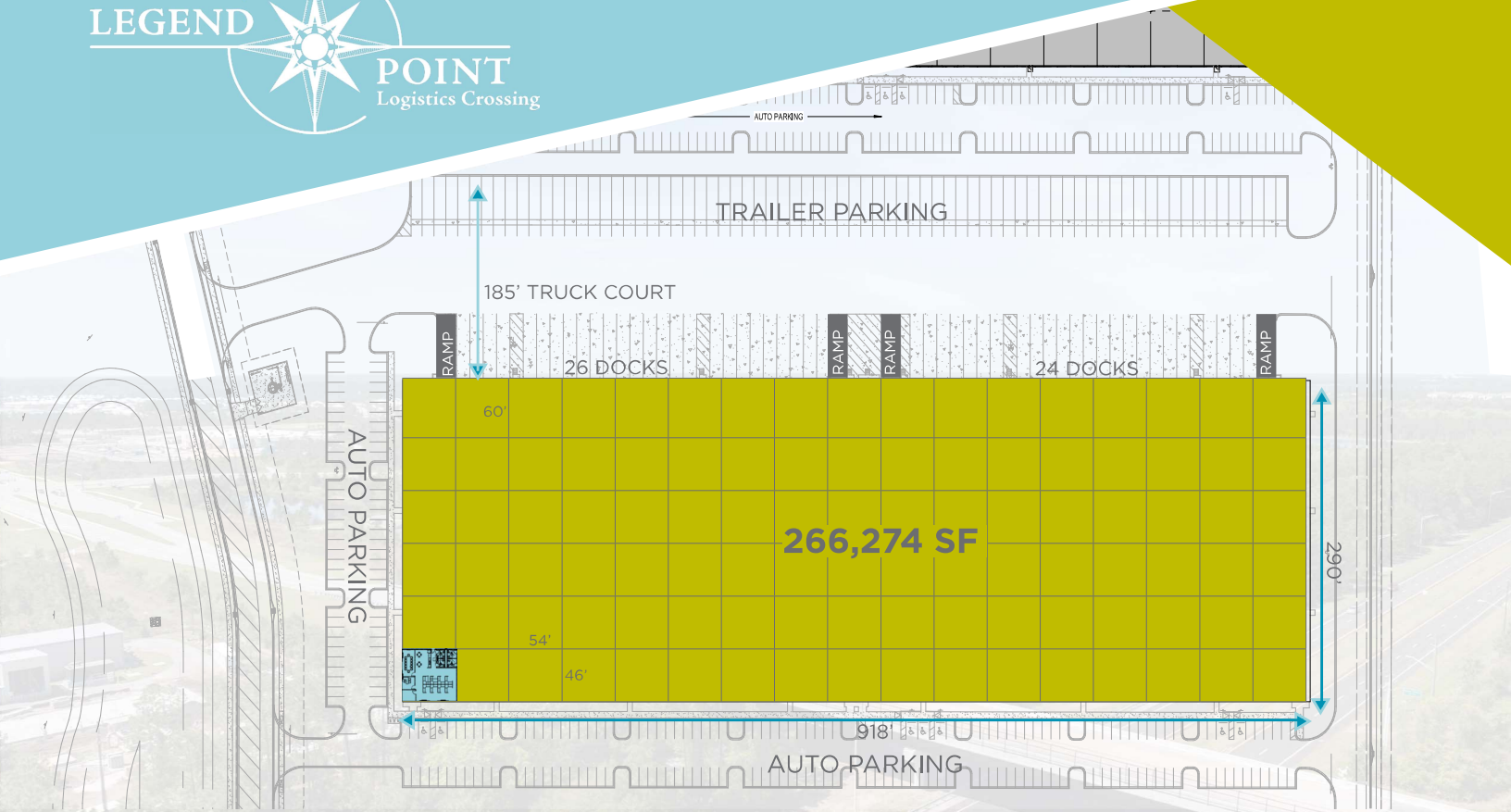
CURRENT PARK TENANTS



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.

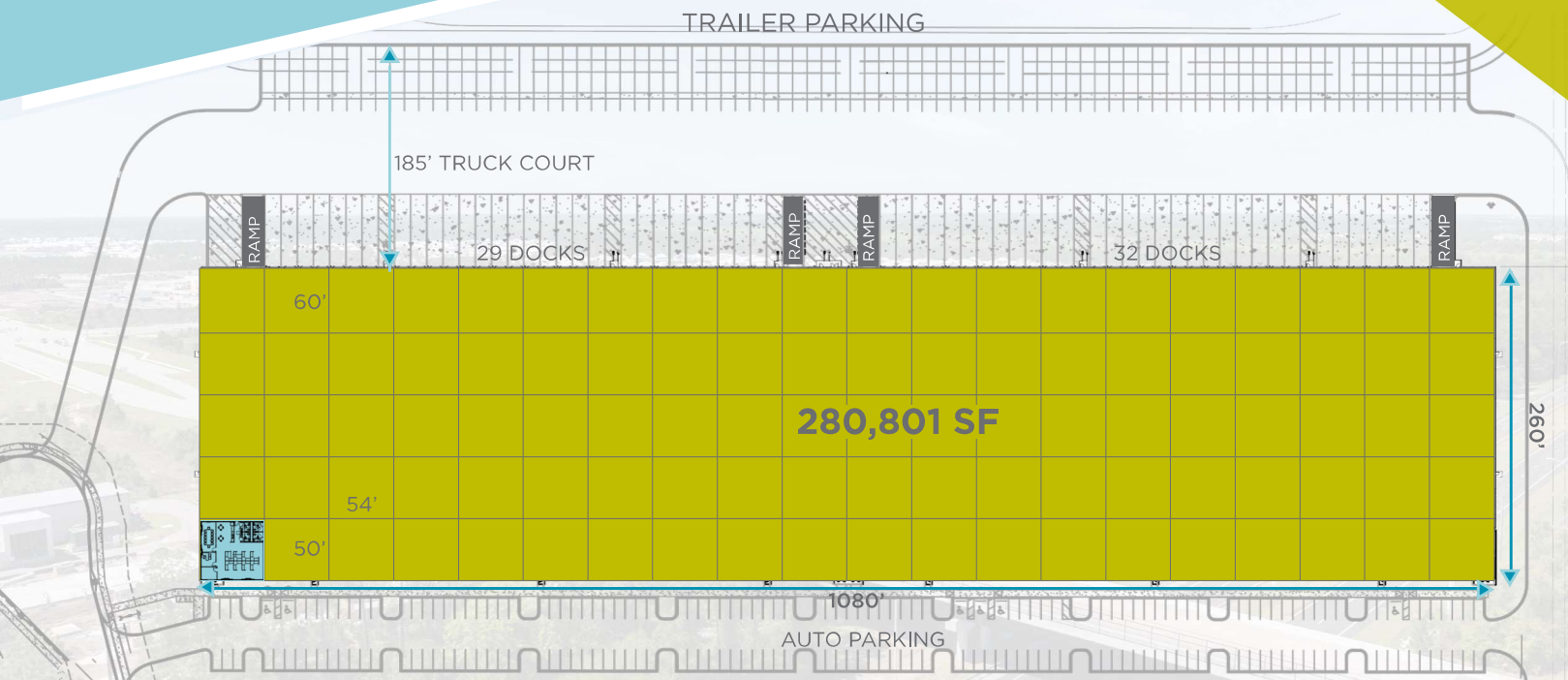


**EXCITING NEW
CLASS-A BUSINESS
PARK WITH UNIQUE
LOCATION ADVANTAGES**



BUILDING 4 HIGHLIGHTS

Building Size:	266,274 SF	Levelers:	16 - 35,000 lb
Office Area:	2,484 SF	Bay Size: (Typical)	15,660 SF
Divisibility:	62,640 SF	Building Dimensions	918' x 290'
Clear Height:	32'	Truck Court:	185'
Dock:	50	Sprinkler:	ESFR
Drive-in:	4	Auto Parking:	232
Columns:	46' x 54' 60' Speed Bay	Trailer Parking:	74
Power:	Service to Accommodate up to 4,000 Amps (3 Phase)	Floors:	6" Reinforced Concrete



BUILDING 5 HIGHLIGHTS

Building Size:	280,801 SF	Levelers:	21 - 35,000 lb
Office Area:	2,466 SF	Bay Size: (Typical)	14,040 SF
Divisibility:	42,140 SF	Building Dimensions:	1080' x 260'
Clear Height:	32'	Truck Court:	185'
Dock:	61	Sprinkler:	ESFR
Drive-in:	4	Auto Parking:	196
Columns:	50' x 54' 60' Speed Bay	Trailer Parking:	84
Power:	Service to Accommodate up to 4,000 Amps (3 Phase)	Floors:	6" Reinforced Concrete

ST JOHNS COUNTY

BY THE NUMBERS

DEMOGRAPHICS



4.04%
ANNUAL
POPULATION
GROWTH



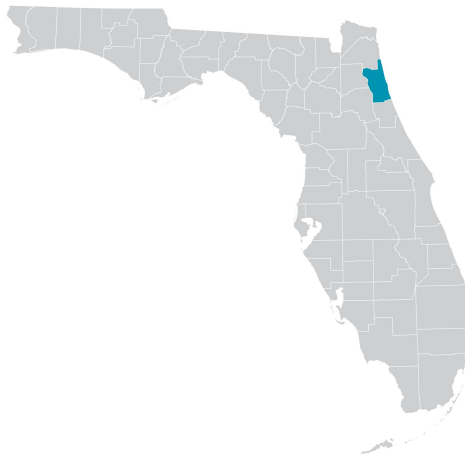
311,014
POPULATION



\$101,237
MEDIAN INCOME



42.5
MEDIAN AGE



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

2.7% Unemployment rate
As of June 2024

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

Lowest Overall Tax Structure in Northeast Florida

The labor force in St. Johns County has grown by more than **45%** over the last **10 years**

57.4% of the Population of St. Johns County have a College Degree

2ND

Fastest-growing county in the U.S.

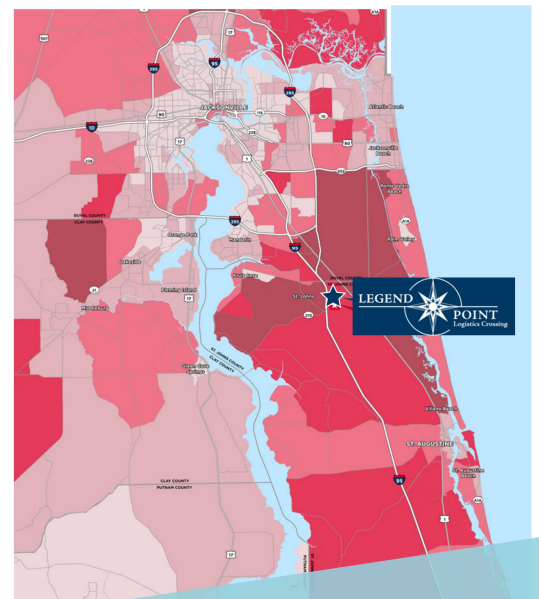
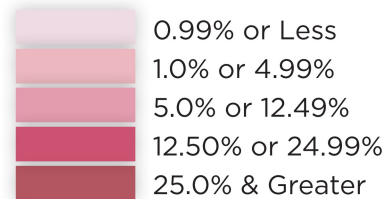
4TH

Fastest-growing county in the United States

40%

increase in the past 10 years

POPULATION GROWTH % (2020-2025)



DRIVE-TIME MAP

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



Property Website
www.legendpointlc.com

FOR MORE INFORMATION, CONTACT:

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