

FOR SALE

FLAGLER INDUSTRIAL CENTER

1958 Unsinkable St | Flagler Beach, FL 32136

±**226,558 SF Available**



**INTERSTATE REACH.
INDUSTRIAL SCALE.
WATERFRONT ACCESS.**

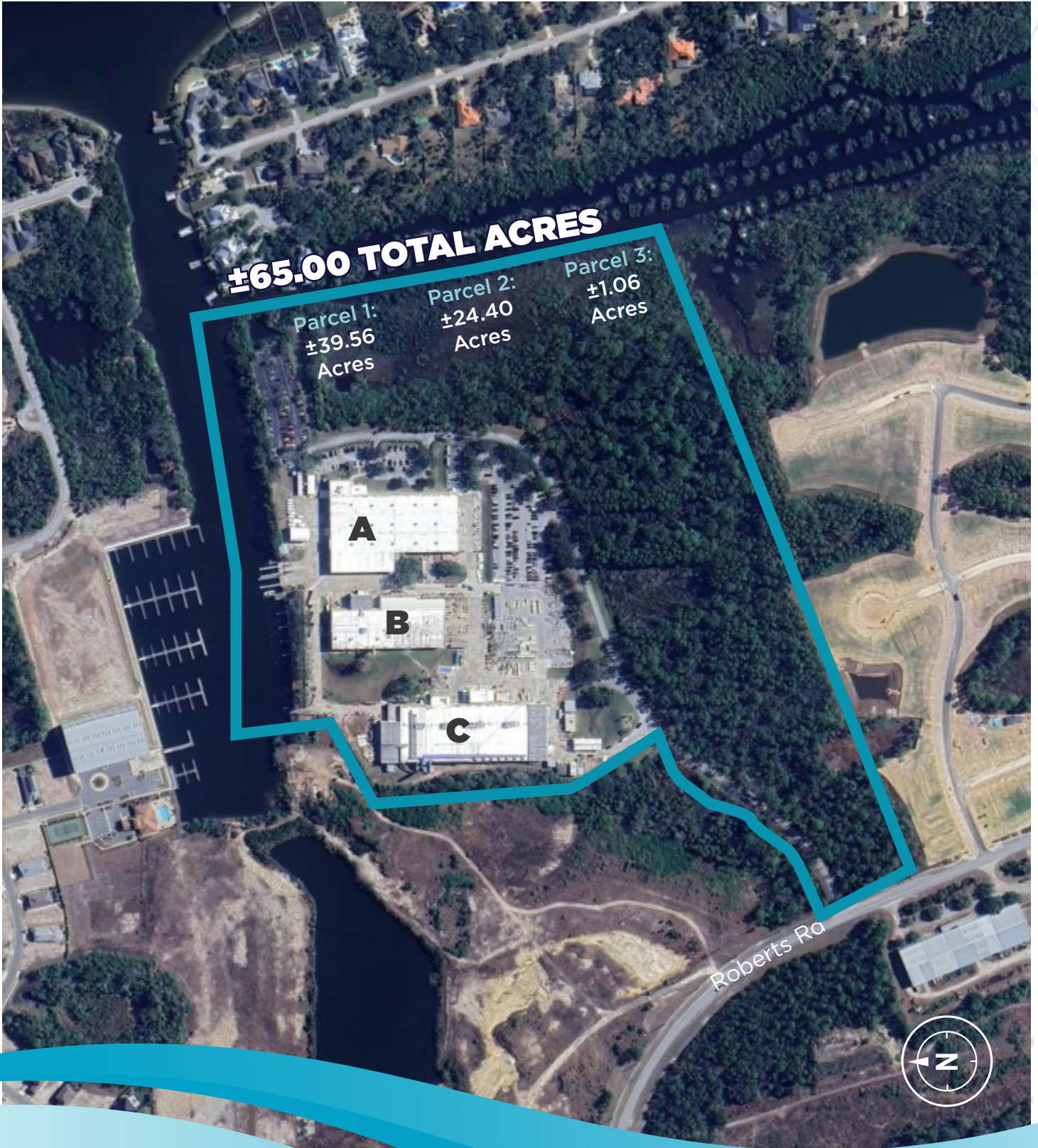
STRATEGIC INDUSTRIAL WATERFRONT SITE



- **3 BUILDING SITE** ideal for heavy industrial use including manufacturing, logistics, and warehousing
- **DIRECT WATER ACCESS** enabling efficient barge and marine transport operations
- **OPERATIONALLY SUPERIOR SITE** conditions compared to competing industrial properties
- **LOCATED IN A HIGH-GROWTH INDUSTRIAL CORRIDOR** with strong long-term development momentum
- **UNDER 4 MILES TO I-95** providing seamless access to regional and national distribution routes
- **EXPANSION-READY FOOTPRINT** with additional land (24.4 acres) to accommodate future capacity needs

SITE AERIAL

TOTAL ACREAGE: ±65



PROPERTY HIGHLIGHTS

Large Executive Offices

Three (3) Manufacturing
Assembly Buildings
(±222,830 SF Footprint)

25' Clear Heights

Additional Out Buildings On Site
±3,728 SF

Office Space In Each Building

- Four (4) Air Compressors
- IR 75i with ±5,000 hrs
 - IR 75i with ±10,000 hrs
 - 110i with ±30,000 hrs
 - 120 with ±60,000 hrs

Natural Gas Heat

Backup Generators

Perimeter Fence in Good Shape
and Secure

3, 10 and 15 Ton Cranes

Excellent Ventilation

Foam Machine and Resin Tanks

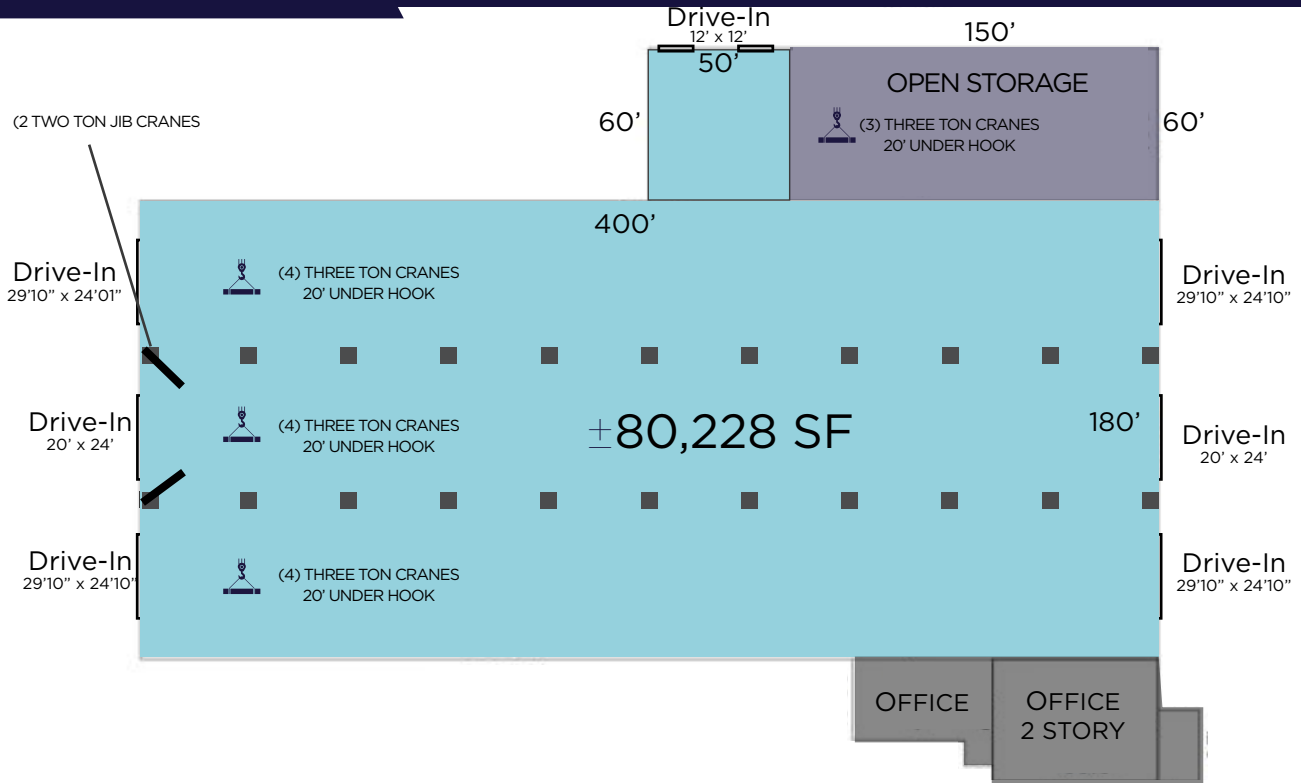
Wet Sprinklers

Precast Concrete Roof

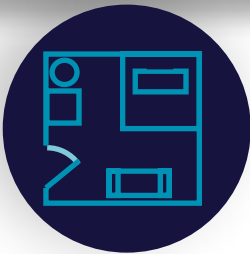
Abundant Parking and Outside
Storage Capabilities



BUILDING A



PROPERTY HIGHLIGHTS



±80,228
SF



25'
Clear Height

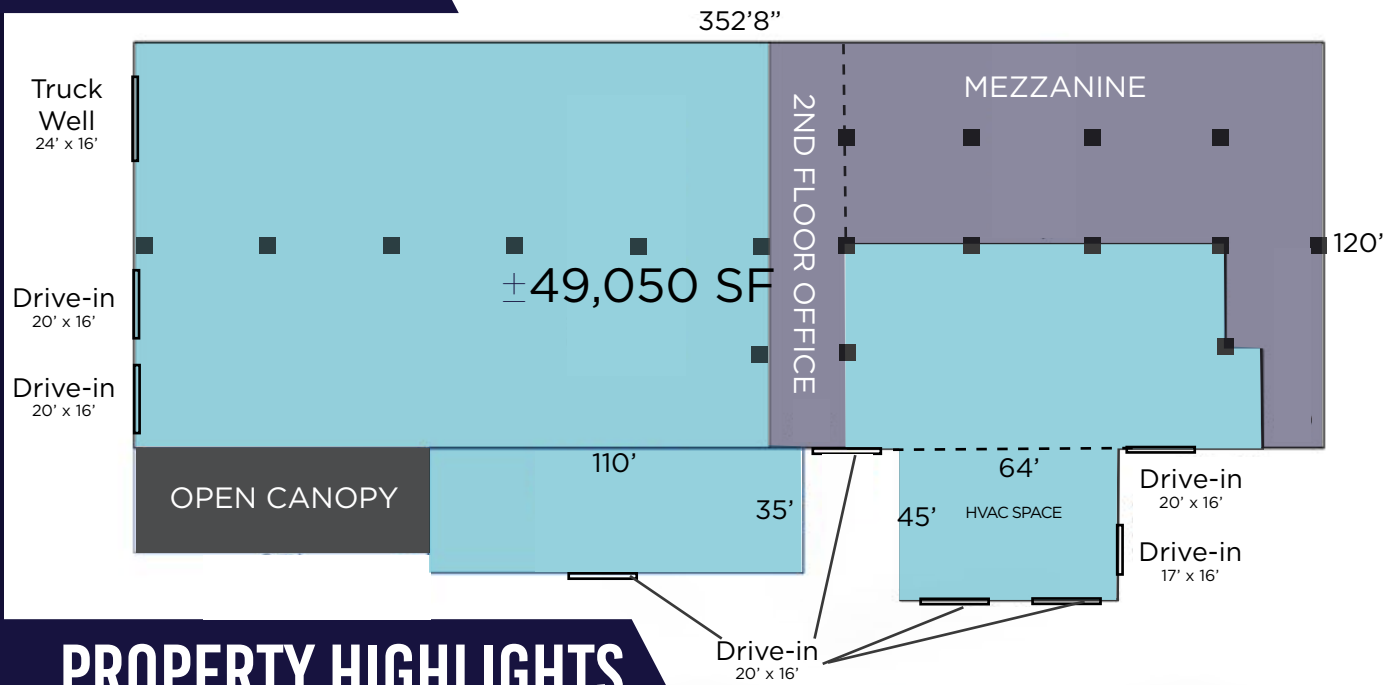


8
Drive-ins

Warehouse	±75,000 SF	Doors	8 Drive-ins
Office	1st Floor: ±5,228 SF 2nd Story: ±3,120 SF*	Clear Height	25'
Open Crane Storage	±9,000 SF	Mezzanine Platforms	(2) 12' x 120' (2) 12' x 80'
Building Dimensions	180' x 400'	Columns	60'x40' (Typical)
Power	1200 Amp	Sprinklers	Wet

Additional Features: Natural Gas Heaters • Air Compressors • LED Lighting
(*Not included in total SF)

BUILDING B



PROPERTY HIGHLIGHTS



±49,050
Square Feet



25'
Clear Height



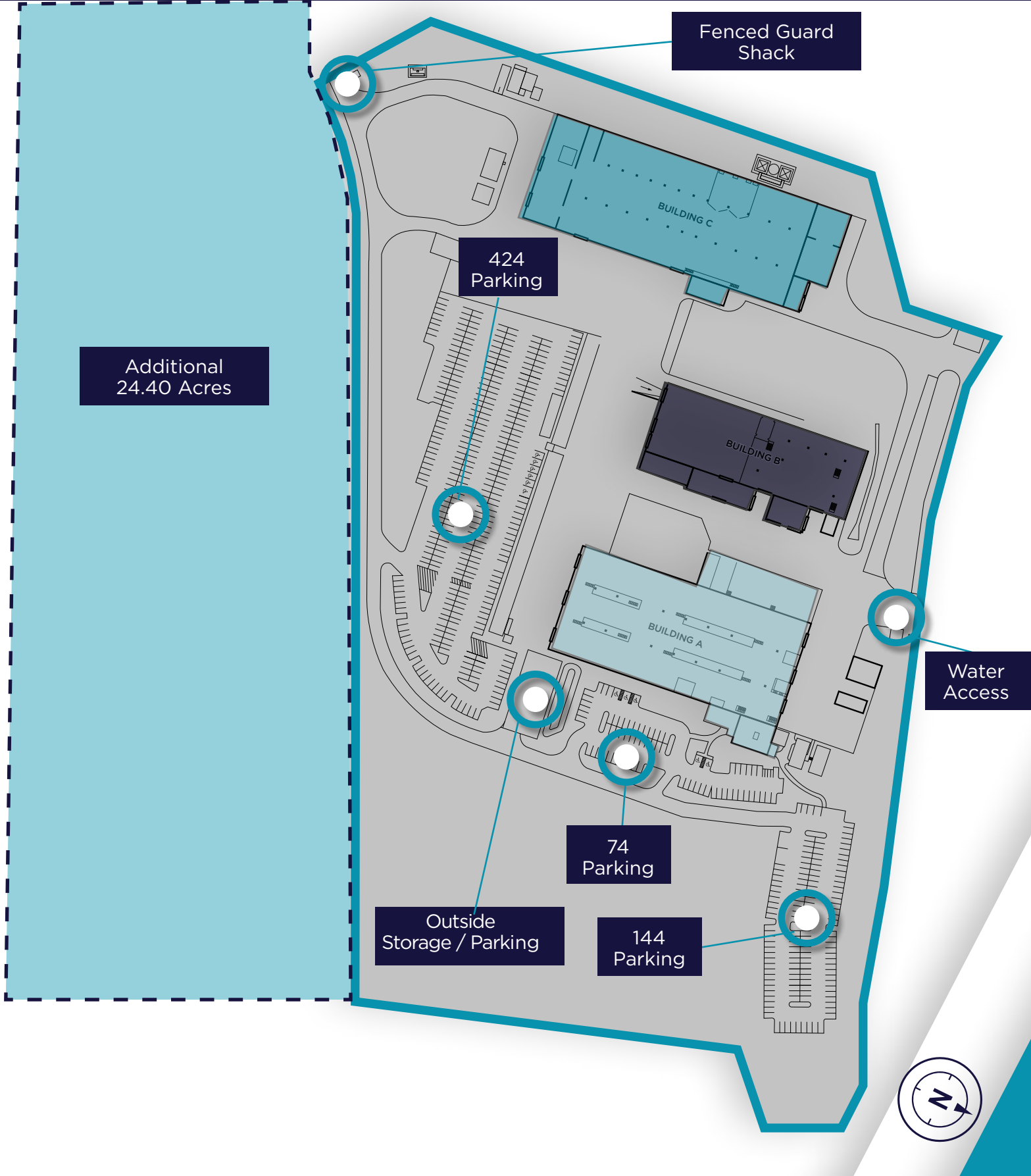
8
Drive-ins

Warehouse	49,050 SF
Office	2 nd Floor: 2,880 SF
Open Outdoor Canopy	2,697 SF
Mezzanine	11,334 SF
Building Dimensions	120' x 352'8"
Power	1,400 Amp

Loading Positions	2 with Levelers
Drive-Ins	8
Clear Height	25'
Clear Height (Under Mezzanine)	11'
Columns	33'7" x 30' and 33'7" x 60'
Sprinklers	Wet

Additional Features: Cold Press Molds • Compressed Air • Natural Gas Heat • Freight Elevator

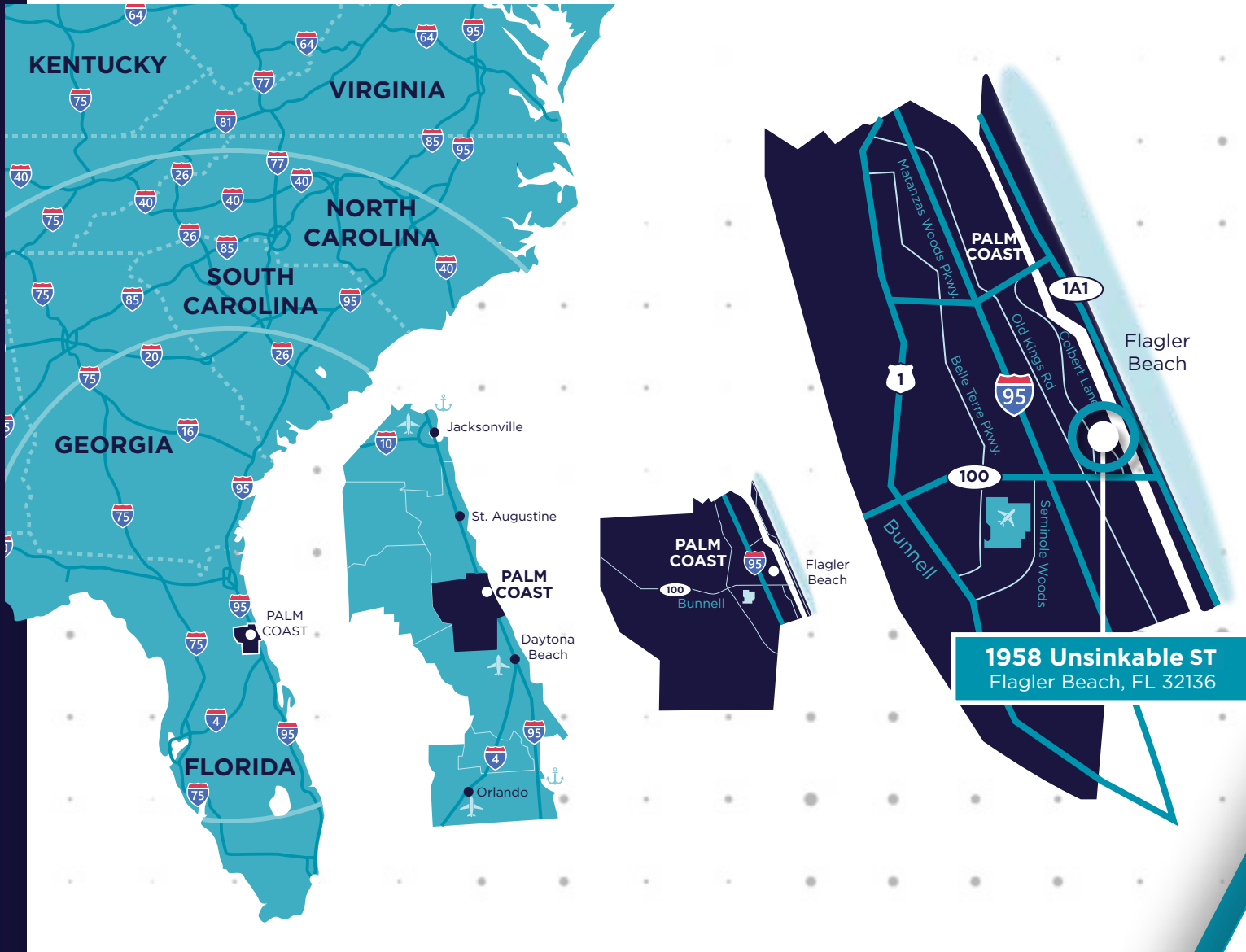
FLAGLER INDUSTRIAL CENTER



SITE PLAN

LOCATION MAP

**INDUSTRIAL USERS SEEKING EAST COAST LOGISTICS ACCESS,
FLAGLER COUNTY IS FLORIDA'S
EMERGING INDUSTRIAL OPPORTUNITY.**



1958 Unsinkable ST
Flagler Beach, FL 32136

DISTANCE TO:

I-95	3.3 Miles	Orlando	76.9 Miles
I-4	25 Miles	Tampa	160 Miles
Daytona Beach	21.7 Miles	Miami	287 Miles
St. Augustine	34.6 Miles	Atlanta	415 Miles
Jacksonville	73.3 Miles	Savannah	209 Miles

ABOUT THE AREA

STRATEGIC LOCATION: Flagler County sits along Florida's rapidly expanding northeast corridor, offering industrial tenants strong logistics access, competitive operating costs, and room for expansion.

RAPID GROWTH: Over the past decade, Flagler has consistently ranked among the fastest-growing counties in the United States.

INDUSTRY STRENGTHS: The local economy supports advanced manufacturing, aviation, life sciences, IT, and agriculture.

TECH CORRIDOR ACCESS: Part of Florida's High Tech Corridor—the fourth-largest tech job hub in the U.S.—with infrastructure designed for innovative and advanced manufacturing companies.

GLOBAL TRADE ADVANTAGE: Flagler Executive Airport is designated as a Federal Trade Zone.

REGIONAL REACH: Located between Jacksonville and Orlando, providing access to more than 10 million consumers within a one-day drive.



LOCATION ADVANTAGES

- **NO** sales and use tax on goods manufactured or produced in Florida for export outside the state
- **NO** state-level property tax assessed
- **NO** property tax on business inventories
- Streamlined permitting and pro-business local government
- Access to Florida workforce and training programs

DEMOGRAPHICS



137,185

TOTAL
POPULATION



4.5%

UNEMPLOYMENT
RATE



5.01%

POPULATION
GROWTH RATE



62,921

LABOR
FORCE



58,186

TOTAL
HOUSEHOLDS



\$75,332

MEDIAN
HOUSEHOLD
INCOME



52

MEDIAN
AGE



93.7%

HIGH SCHOOL
DEGREE OR
HIGHER

PHOTOS





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