140 Industrial Loop, Orange Park, FL 32073



FOR SALE > INDUSTRIAL/OFFICE

24,746± SF Available+ 1.35± Unimproved Acres

Prime Industrial - Office Opportunity in Orange Park

HOBART JOOST, JR. SIOR Executive Vice President +1 904 358 1206 | EXT 1124 hobart.joost@colliers.com



COLLIERS INTERNATIONAL

50 N Laura St., Suite 1725 Jacksonville, FL 32202 +1 904 358 1206 www.colliers.com/jacksonville

Property Features

- > Central Water + Sewer
- > 1.35 acres of unimproved Industrial land. 2.68± total acres, including the GEM Products Building
- > 24,746± available SF including 9,376± SF of office space and 15,370± SF of Industrial warehouse
- > 110 amp, 480 volt, 3 phase electric max clearance 18'
- > Drive in door, truck well, grade level door in rear
- > Three separate entrances from office area to warehouse
- > Located in the bedroom community of Orange Park/Clay County
- > Office remodelled in 2008, 3,264± SF Mezzanine in warehouse
- > Outside storage / lay down area can be made available or additional building can be constructed.
- > Ideal for warehouse, distribution and light assembly uses
- > Furniture and large generator not included in pricing
- > Asking Price: \$1,500,000 Seller Financing Possible

> Reducded Price: 1,200,000



140 INDUSTRIAL LOOP, ORANGE PARK, FL 32073





Exterior of the GEM Products Building, looking south, showing the $1.35\pm$ AC unimproved site, which together with the GEM products building totals $2.68\pm$ AC.

Exterior of $24,746 \pm$ SF of GEM Products Building, showing the front reception office.



Exterior of the warehouse, looking west, showing truckwell and grade level drive in ramp.



15,370 \pm SF Rear of warehouse, showing oversized grade level loading door.



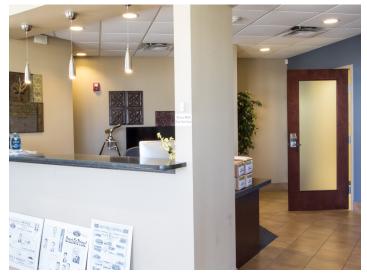
140 INDUSTRIAL LOOP, ORANGE PARK, FL 32073



15,370± SF Warehouse, looking west.



Looking north, showing 3,200 \pm SF. Mezzanine inside warehouse.



Front Entrance - Reception Area



Executive Conference Room, leading to President's Office. (1 of 3)

Photos

140 INDUSTRIAL LOOP, ORANGE PARK, FL 32073



Smaller Conference Room (2 of 3)



Large Conference Room (3 of 3)



Executive Office



Typical Office Suite



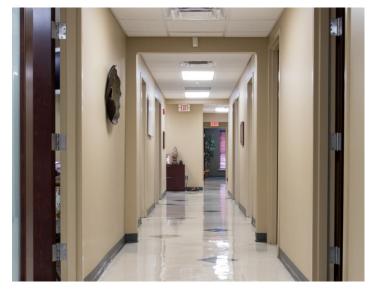
140 INDUSTRIAL LOOP, ORANGE PARK, FL 32073





Empty Office Suite

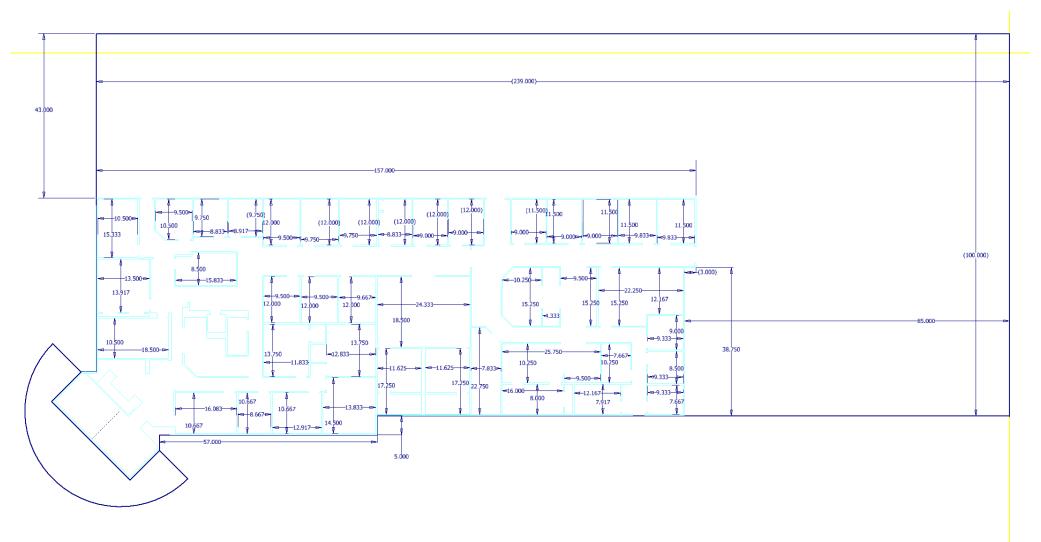
Breakroom with male/female restrooms attached.



Hallway showing offices on either side and leading to an Executive Office.

<u>Site Plan</u>

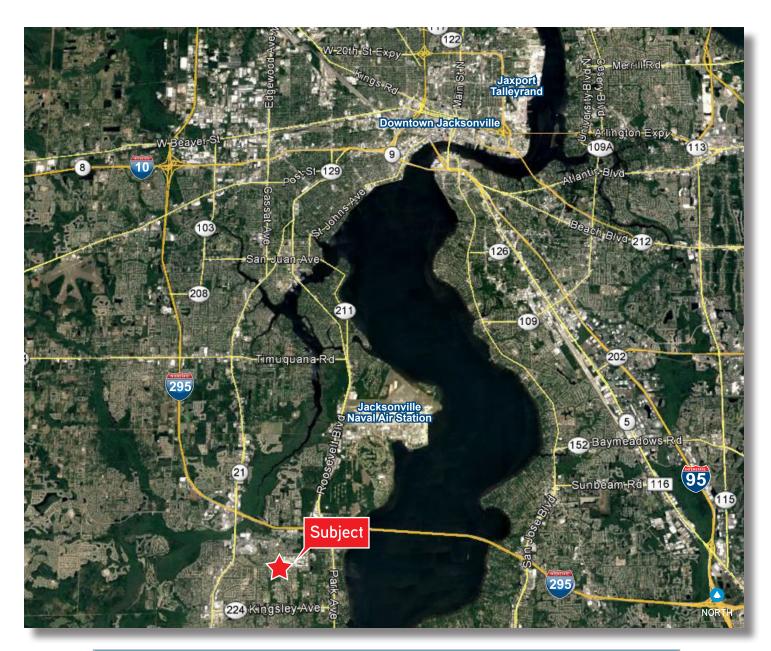
140 INDUSTRIAL LOOP, ORANGE PARK, FL 32073



• ×

FOR SALE > INDUSTRIAL Aerial Overview

140 INDUSTRIAL LOOP, ORANGE PARK, FL 32073



DISTANCE TO:			
1-295	2.0± mi.	JAXPORT - Talleyrand Terminal	19.0± mi.
1-95	14.0± mi.	JAXPORT - Dames Point Terminal	32.3± mi.
I-10	12.3± mi.	JAXPORT - Blount Island Terminal	34.4± mi.
Jacksonville Int'l Airport	29.0± mi.		

<u>Aerial Overview</u>

140 INDUSTRIAL LOOP, ORANGE PARK, FL 32073



<u>Prime Industrial Warehouse Opportunity in Orange</u> <u>Park</u>



Contact Us

HOBART JOOST, JR. SIOR Executive Vice President +1 904 358 1206 | EXT 1124 hobart.joost@colliers.com

55 million consumers can be reached within an 8 hour drive time and over 60% of the U.S. population can be reached within 24 hours.

Please contact us to see this property

COLLIERS INTERNATIONAL NORTHEAST FLORIDA 50 N. Laura Street, Suite 1725 Jacksonville, FL www.colliers.com/jacksonville

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2018. All rights reserved.

