

# 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](http://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**
- > **Reduced Price: 1,200,000**



# Photos

140 INDUSTRIAL LOOP, ORANGE PARK, FL 32073



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



Exterior of 24,746± SF of GEM Products Building, showing the front reception office.



Exterior of the warehouse, looking west, showing truck-well and grade level drive in ramp.



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



# Photos

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15,370± SF Warehouse, looking west.



Looking north, showing 3,200± 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



# Photos

140 INDUSTRIAL LOOP, ORANGE PARK, FL 32073



Empty Office Suite



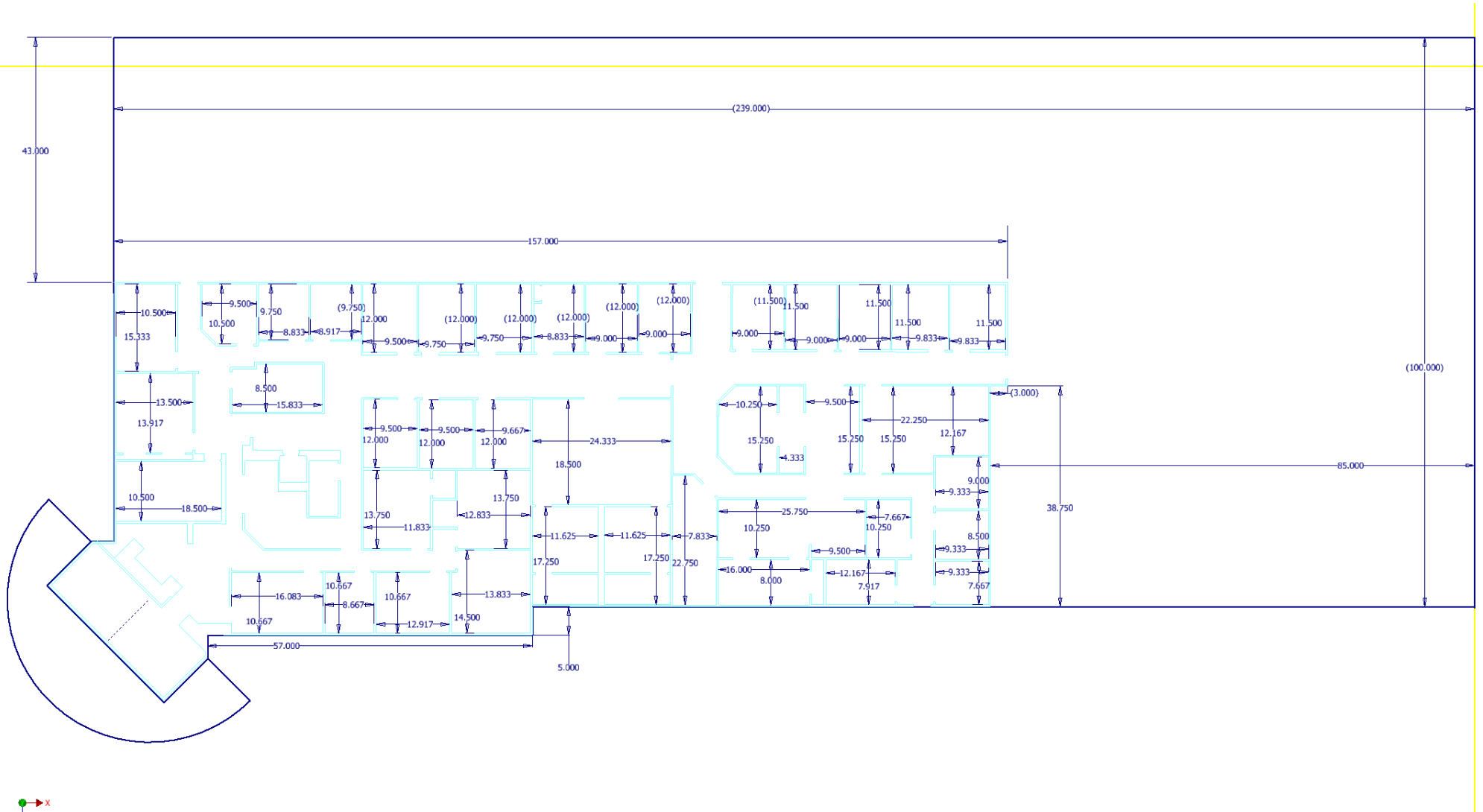
Breakroom with male/female restrooms attached.



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

# Site Plan

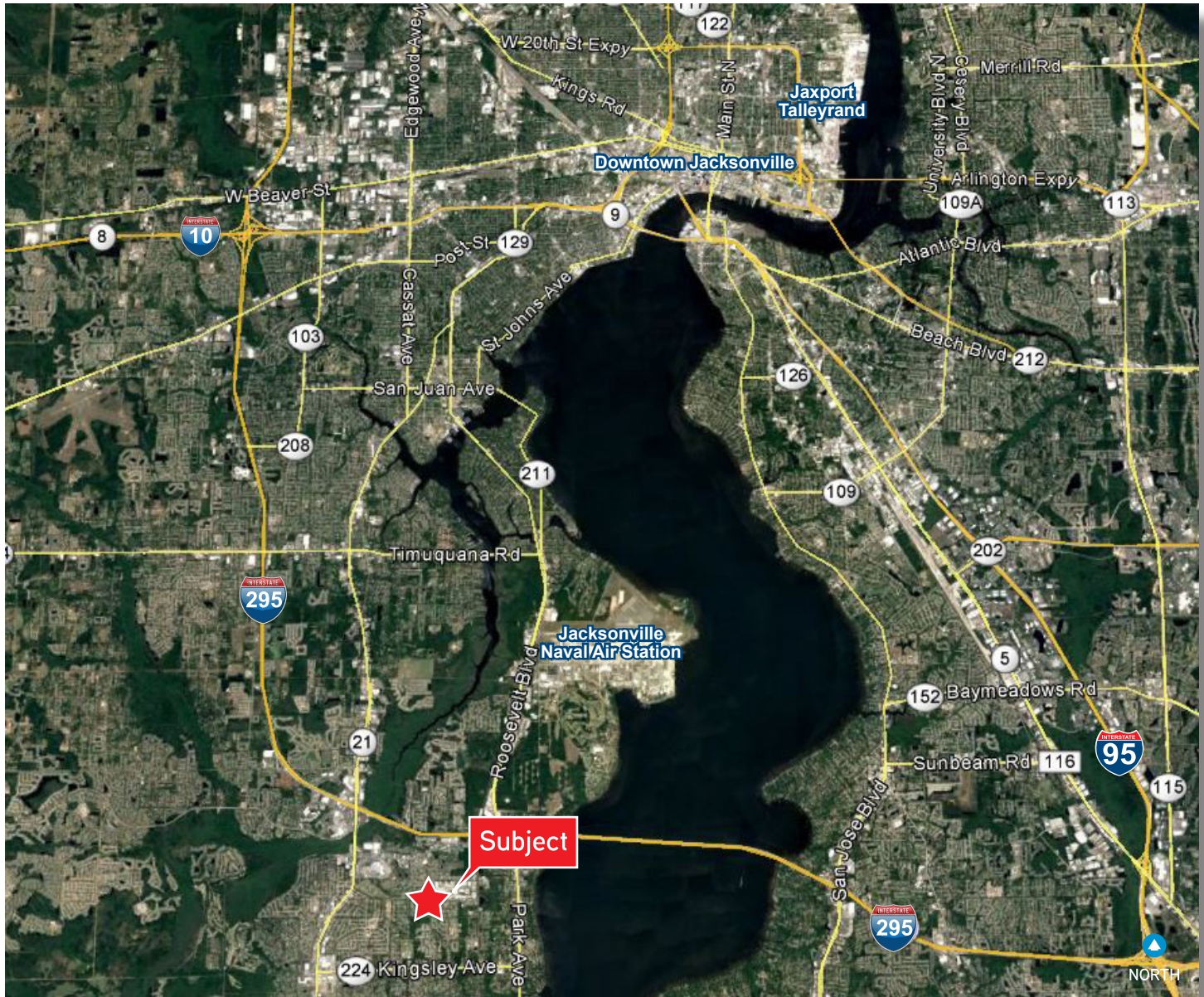
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# Aerial Overview

140 INDUSTRIAL LOOP, ORANGE PARK, FL 32073



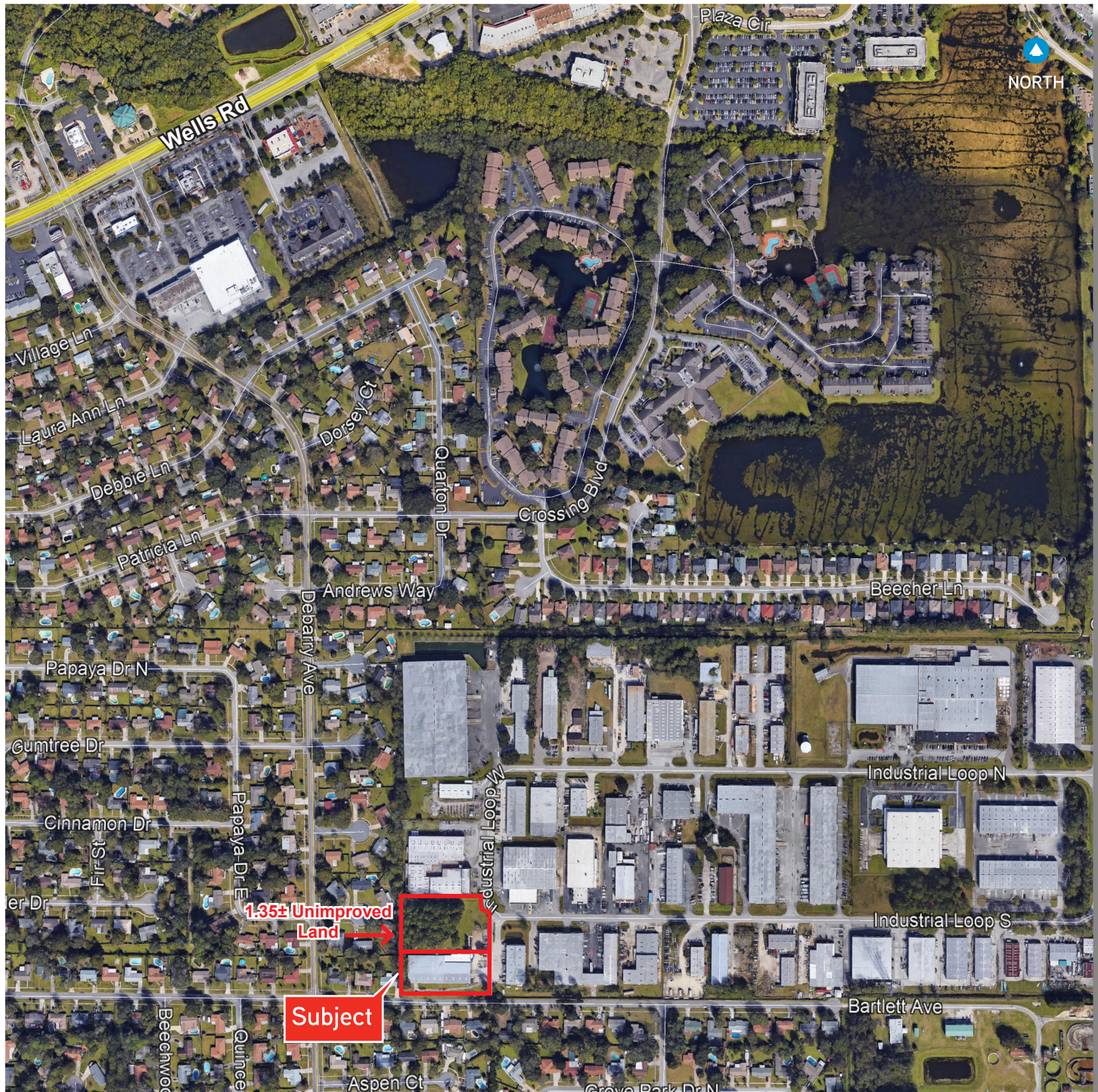
## DISTANCE TO:

I-295	2.0± mi.	JAXPORT - Talleyrand Terminal	19.0± mi.
I-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.		



# Aerial Overview

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# Prime Industrial Warehouse Opportunity in Orange Park



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

## Contact Us

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