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

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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



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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.



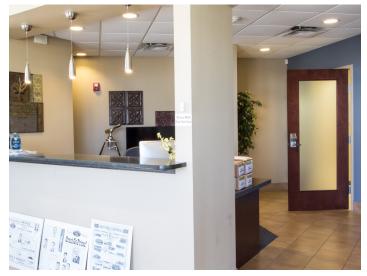
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15,370± SF Warehouse, looking west.



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

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Smaller Conference Room (2 of 3)



Large Conference Room (3 of 3)



Executive Office



Typical Office Suite



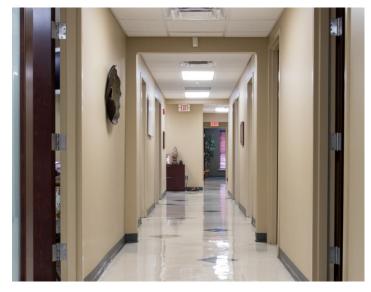
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Empty Office Suite

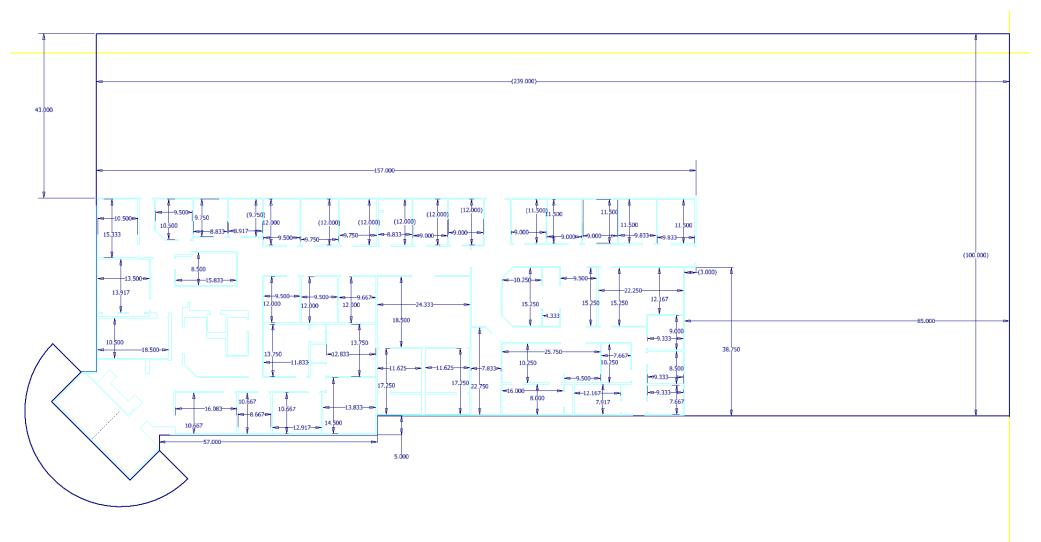
Breakroom with male/female restrooms attached.



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

<u>Site Plan</u>

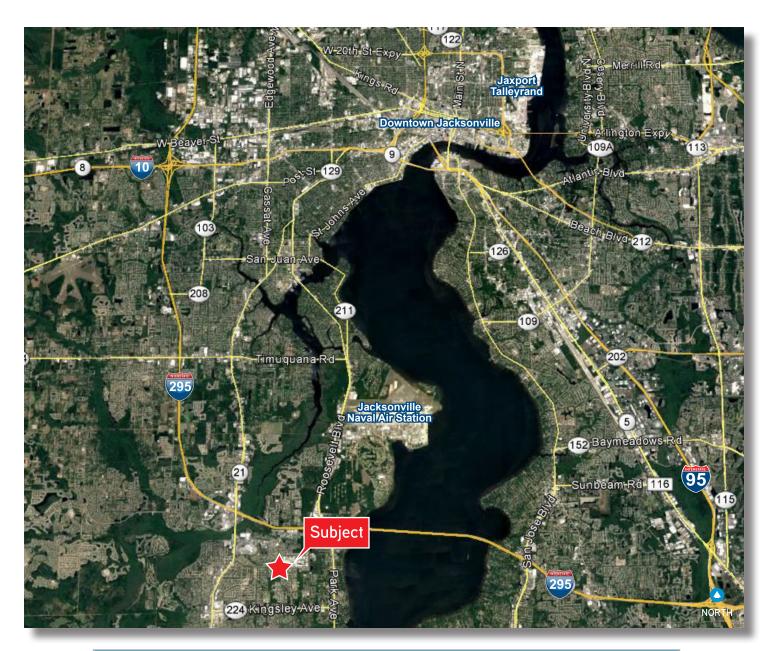
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FOR SALE > INDUSTRIAL Aerial Overview

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>

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



Contact Us

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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

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