

INDUSTRIAL FOR SALE/LEASE



Property Features

- › 113,546± SF roof tile manufacturing facility consisting of a 109,186± SF manufacturing building and a 4,360± SF freestanding administrative office building
- › 15.41± gross acres zoned Heavy Industrial
- › Ideal location for region-wide distribution. Minutes from US-90/I-10 interchange with easy access to I-10, I-75 and I-95
- › Centrally located in Baker County, 24± miles east of Lake City and 38± miles west of Jacksonville
- › Property features include a large paved and secured yard, heavy electrical service, natural gas on site, 12 oversized grade level loading doors, infrastructure in place for backup generator, and fire retardant spray applied to building structure
- › Sale Price: \$4,495,000
- › Annual Base Rental Rate \$3.25/SF NNN
- › Estimated Annual Pass Through Expenses \$0.80/SF

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113,546 SF Manufacturing Facility

13907 ARNOLD RHODEN RD., SANDERSON, FL 32087



Building Summary

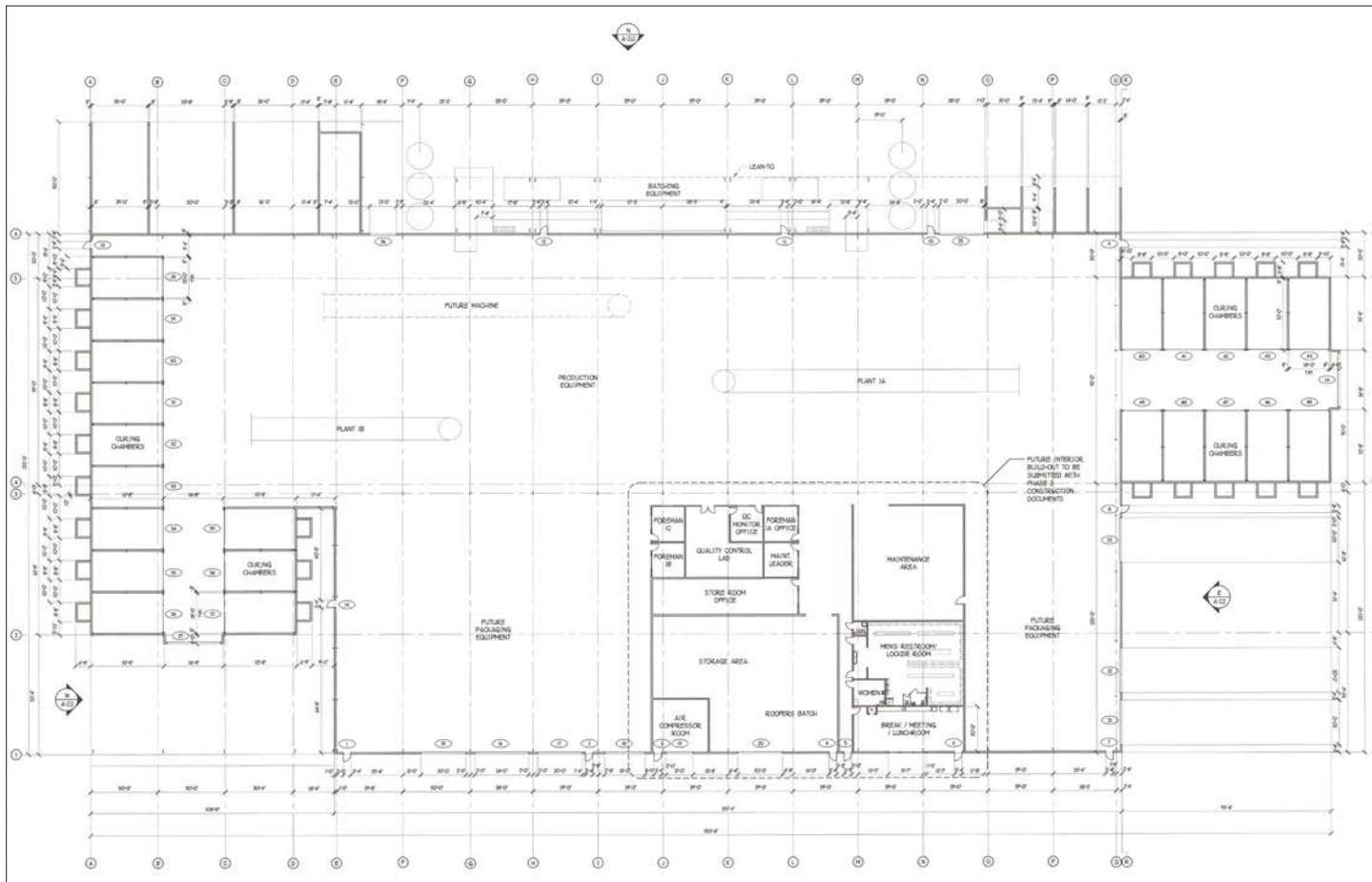
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Total Building Size:	113,546± SF
Industrial Space:	109,186± SF manufacturing building which includes 28 kilns, 2 line control rooms, quality control inspection room, locker room with showers, employee break room and 5 private offices
Office Space:	4,360± SF freestanding administration building; 6 private offices, open work area, large conference room, server room, kitchen/break area
Admin Bldg Parking:	32 with ample room for expansion
Building Dimensions:	Manufacturing building: 230' x 460' Administration building: 36' x 112'
Year Built:	2005
Land Area:	15.41± acres
Zoning:	Heavy Manufacturing
Clear Height:	16' at eaves, 2/12 roof pitch
Column Spacing:	quasi-clear span
Loading Doors:	Two - 12'w x 12'h grade level doors Ten - 20'w x 12'h grade level doors
Building Construction:	Manufacturing building : reinforced concrete block and metal Administration building: freestanding brick exterior with tile roof
Roof:	Metal
Floor Type:	Concrete - 6" floor thickness
Utilities:	Well and septic
Electrical:	3,000 amp feed with 2,500 amp main breaker, 480 / 277 volt, 3 phase
Warehouse Lighting:	Metal halide, abundant natural light provided via sky lights
Fire Protection:	Interior structure of manufacturing building sprayed with fire retardant



Manufacturing Building Floor Plan

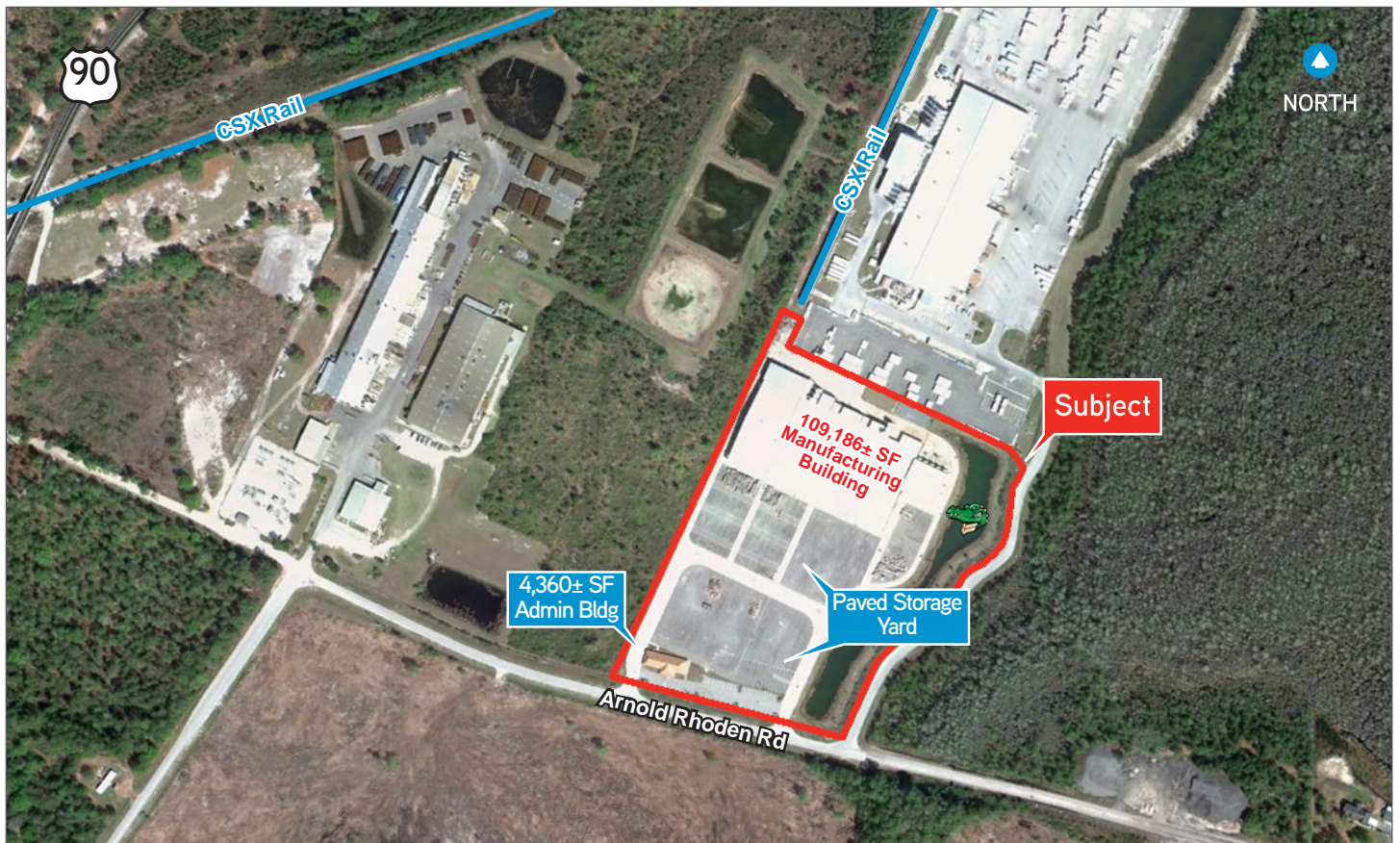
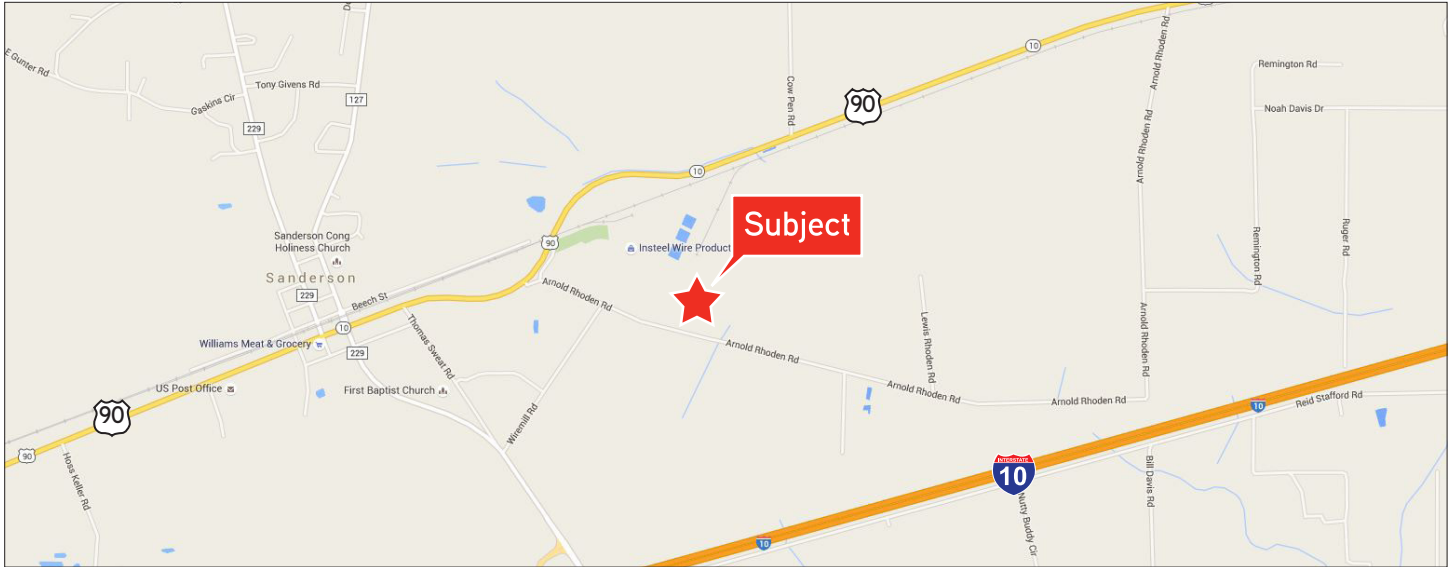
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FOR SALE / FOR LEASE> INDUSTRIAL

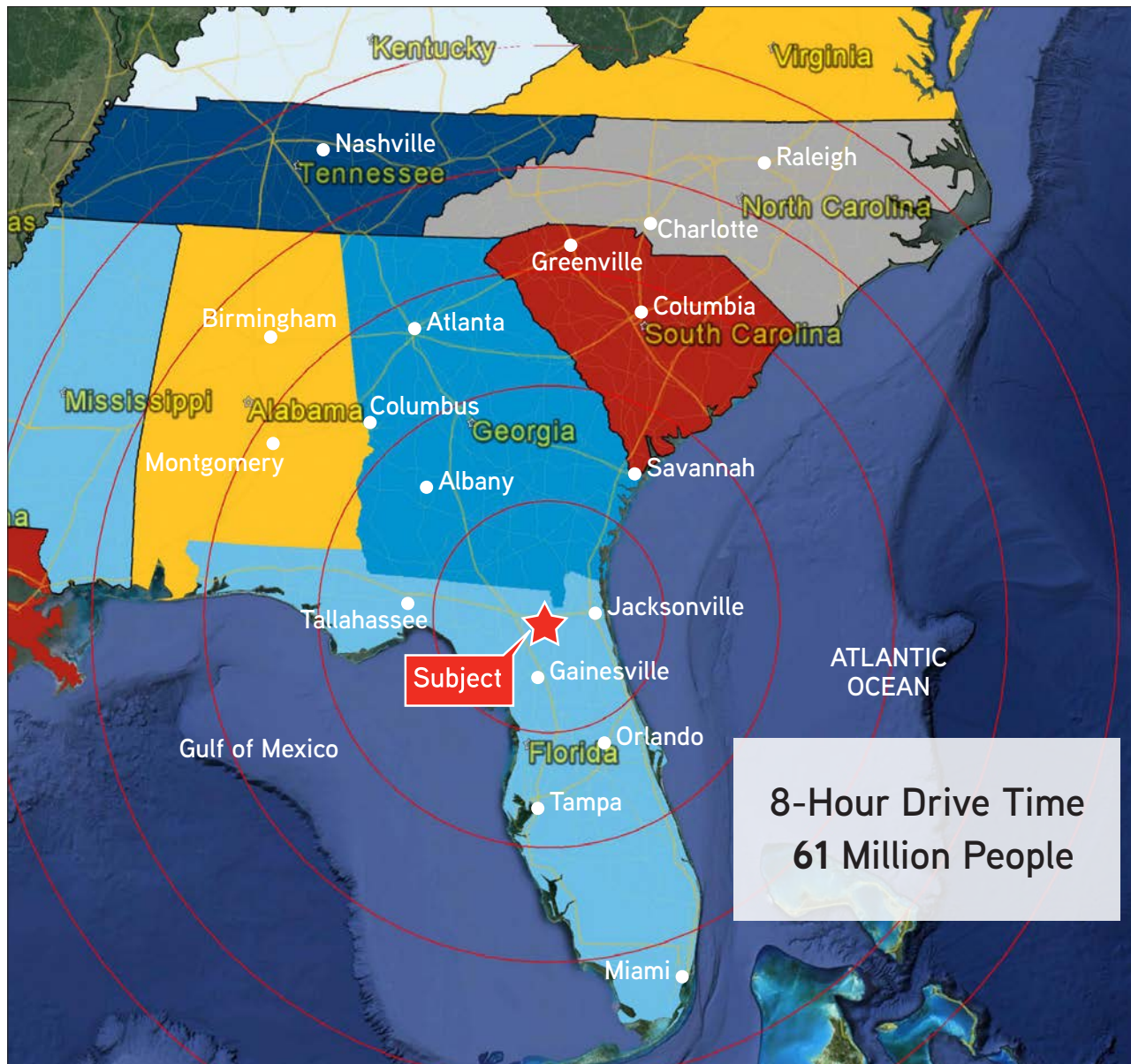
Street & Aerial Map

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Strategic Location

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DISTANCE TO:

• I-295	31.0 mi	• JAXPORT - Talleyrand Terminal	42.2 mi
• I-95	37.1 mi	• JAXPORT - Dames Point Terminal	49.7 mi
• I-10	1.1 mi	• JAXPORT - Blount Island Terminal	50.7 mi
• I-75	31.4 mi	• Jacksonville Int'l Airport	47.1 mi
• Hwy 301	18.1 mi	• Future First Coast Expressway	24.7 mi

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Property Photos - Manufacturing Bldg

13907 ARNOLD RHODEN RD., SANDERSON, FL 32087



Interior - Manufacturing Building



Interior - Manufacturing Building



Exterior - Manufacturing Building

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