

Professional Office

For Lease

84-98 Lowder Street West
Macclenny, FL 32063



Property Description:

Located in the City of Macclenny, Baker County, approximately 30 miles west of Jacksonville. The complex is situated on Lowder Street West, just off 6th Street convenient to shopping and restaurants with easy access to I-10 and US 90.

Ready for Immediate Occupancy.



Offered at

\$14⁰⁰ /NNN

Property Features

- Property Type: Professional Office
- Building Size: 21,987 sf +/-
- Building Class: B
- Building Built: 1985
- Parking: 88 spaces
- Status: Active

Available Space

- Suite 86 1147 sf +/-

Highlights

- Multiple access points
- Front Door Parking
- Covered Entry
- Road Frontage

PRICE

Real Estate Services, LLC

LICENSED REAL ESTATE BROKER

Fred Pollitt

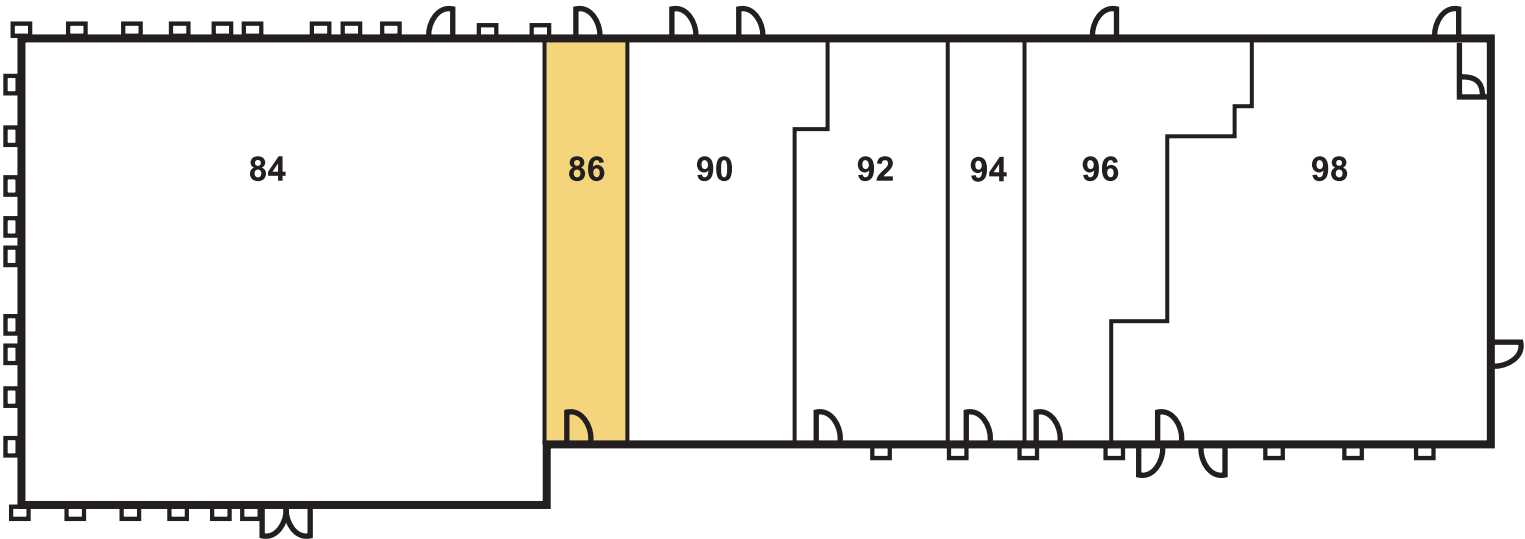
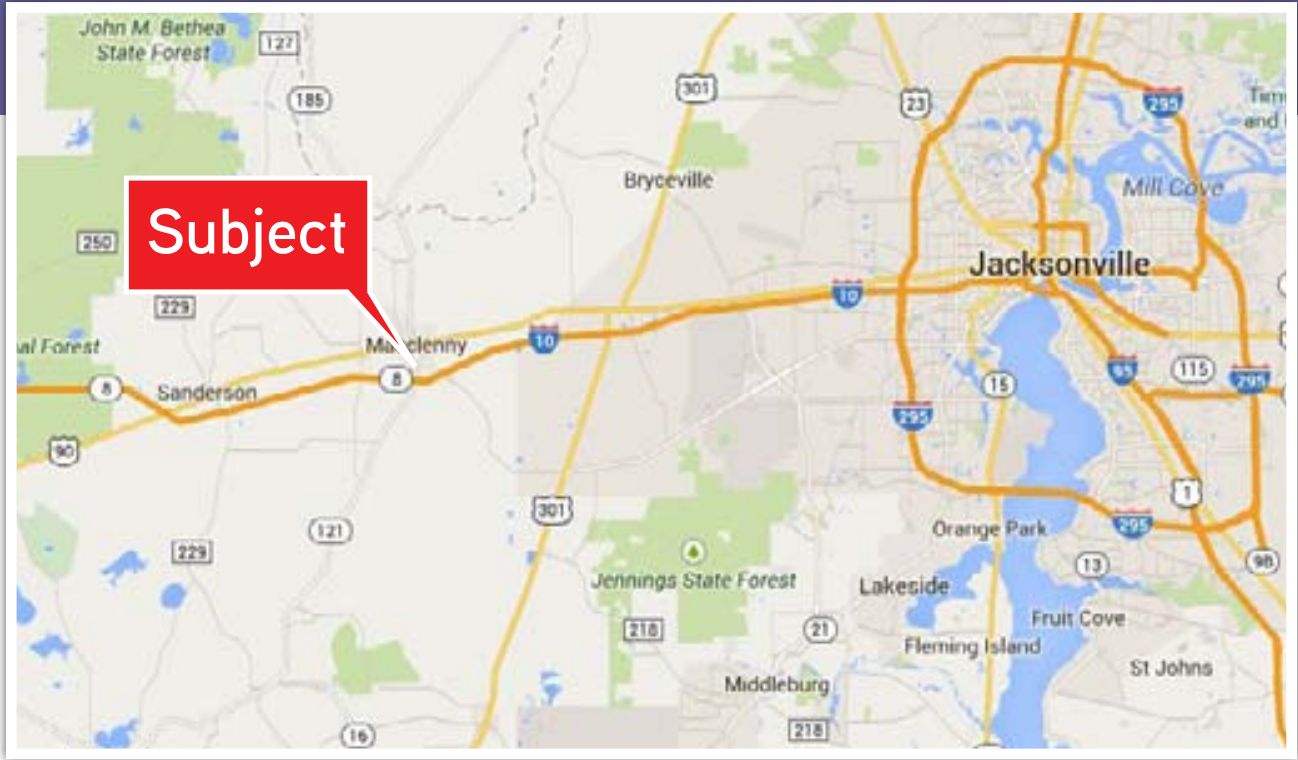
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2532 University Blvd. W. • Jacksonville, FL 32217

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Information deemed reliable but not guaranteed. Tenant must verify.

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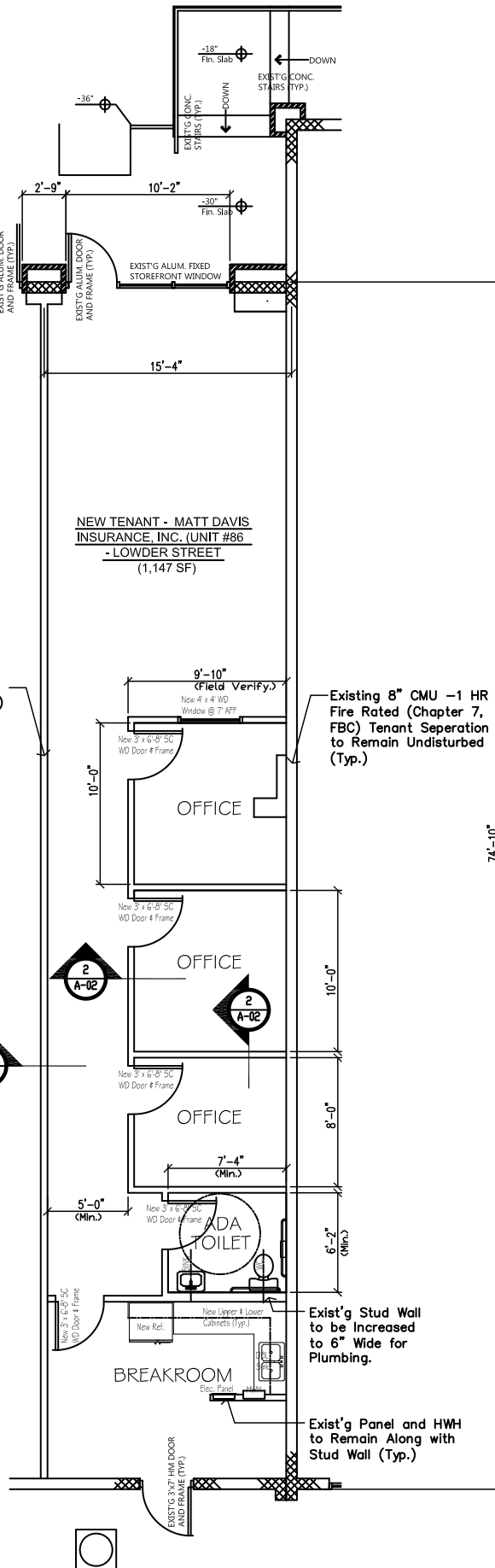
KEY PLAN UNIT 84-98 LOWDER STREET WEST

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Existing 2x4 Stud Wall—1
HR Fire Rated (UL U419)
Tenant Separation Wall
to Remain Undisturbed
(Typ.)

Existing 8" CMU —1 HR
Fire Rated (Chapter 7,
FBC) Tenant Separation
to Remain Undisturbed
(Typ.)



NEW FLOOR PLAN

SCALE: 1/4" = 1'-0"