



Storage or Warehouse For Sale or Lease

Asking Price:

\$5.95/SF as is NNN

\$2,200,000

Contact us:

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115 South 2nd Street Fernandina Beach, FL 32034

18,088± SF building in Historic Fernandina Beach

Building highlights

- In historic downtown Fernandina Beach
- Across from a new residential townhome development (former lumber yard)
- City hall is caddy corner
- Perfect for warehouse or storage near town launch ramp
- Building is currently vacant
- Ramp and tailboard
- Great redevelopment play and or adaptive reuse in an area with a lot of economic revitalization
- Potential for water views
- The main historic shopping district is just a block away
- Tenant pays taxes, insurance and all maintenance
- Tenant must lease entire building but can sublease space

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Location & Access

Nearby Retail

City of Fernandina Beach
City Hall

Hampton Inn

The Salty Pelican Bar and Grill

Florida House Inn Amelia Island

Timoti's Seafood Shack

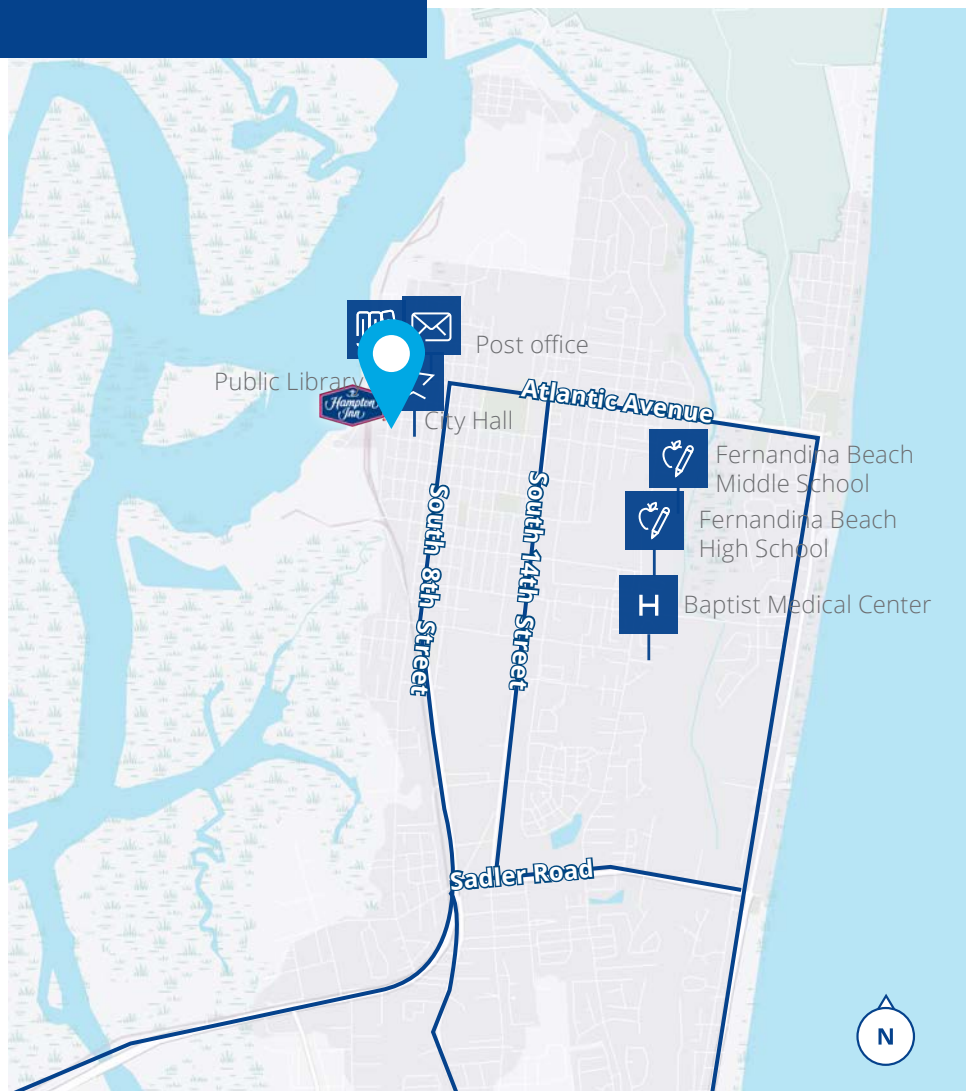
Amelia Island Convention and
Visitors Bureau & Welcome
Center

Nassau County Public Library
Fernandina Beach Branch

Historic Courthouse

Tasty's Fresh Burgers

The Boat House



Area Demographics

Source: ESRI Business Analyst



2020 Estimated
Population

\$92,701



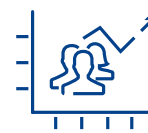
2020 Estimated
Population

25,192



2025 Projected
Population

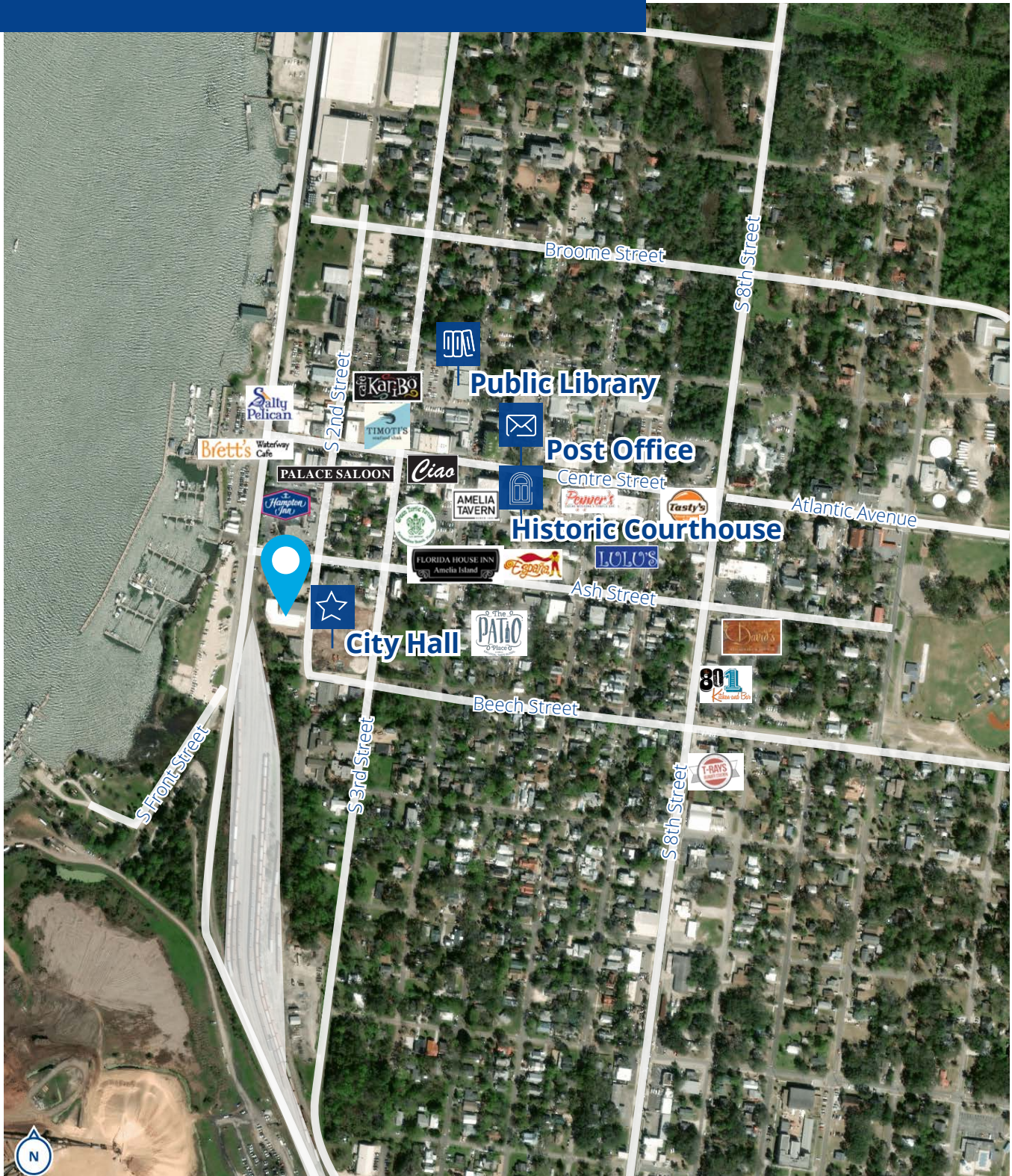
\$101,851



2025 Projected
Population

26,793

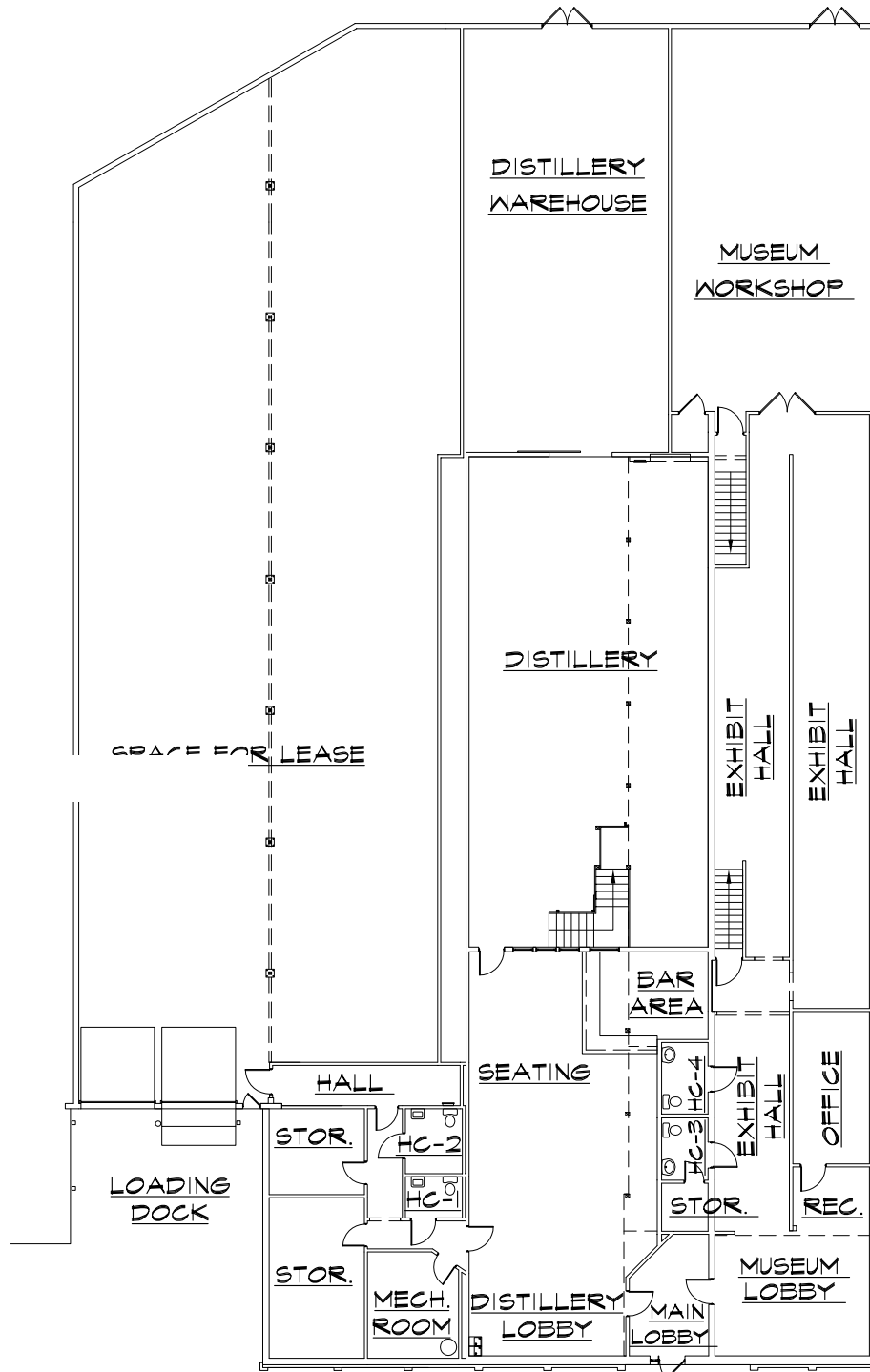
Location & Access



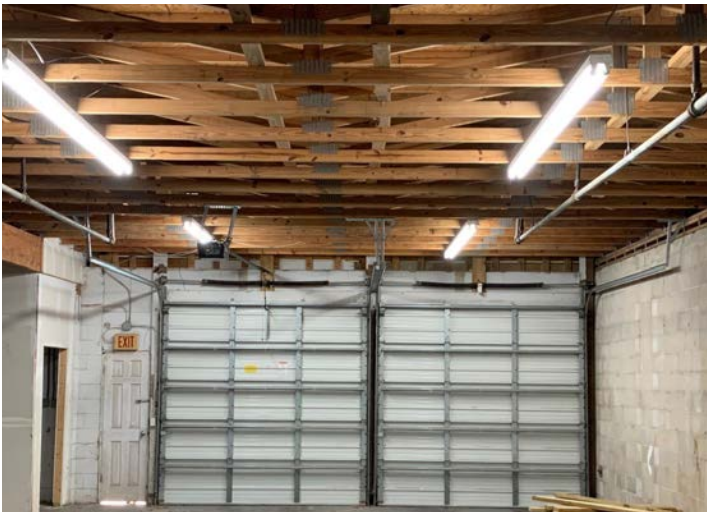
Property Aerials



Floor plan



Property Gallery



Property Specifications

Address	115 South 2nd Street Fernandina Beach, FL 32202
Building size	18,088± SF
Site area	0.45± acres
Parking	1.81/1,000 SF
Zoning	MU-1
Parcel number	00-00-31-1800-0271-0070 00-00-31-1800-0271-0091
Year built	1925
Year renovated	1994
Exterior	Concrete block
Climate controlled	Yes



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