

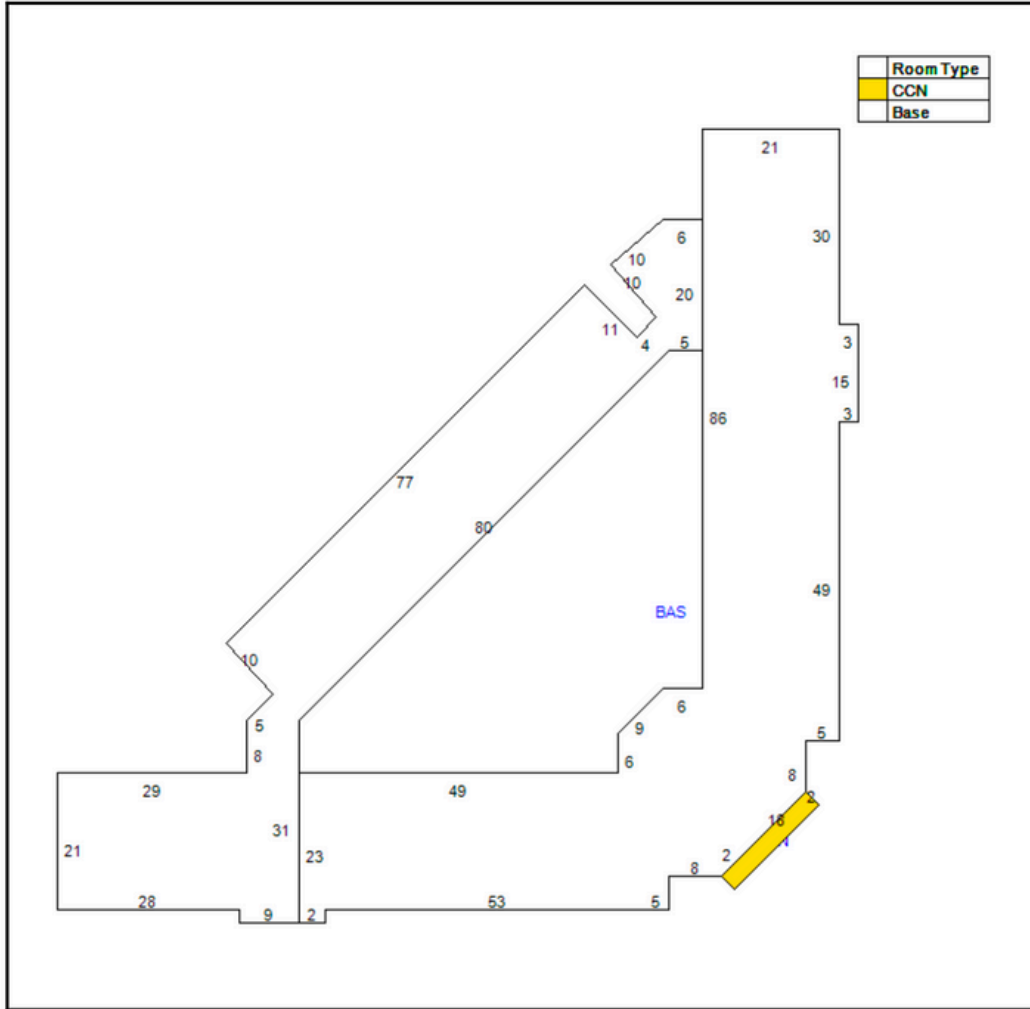
FOR SALE

**10560 US HIGHWAY 1 NORTH
PONTE VEDRA, FL**

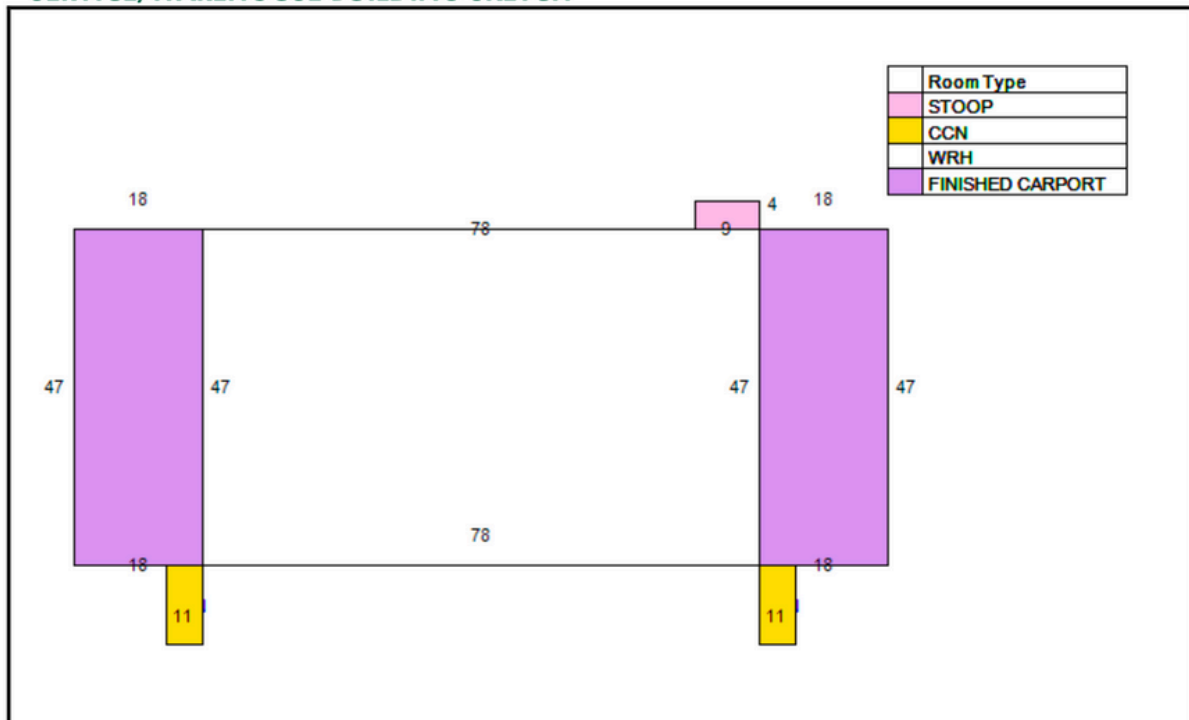




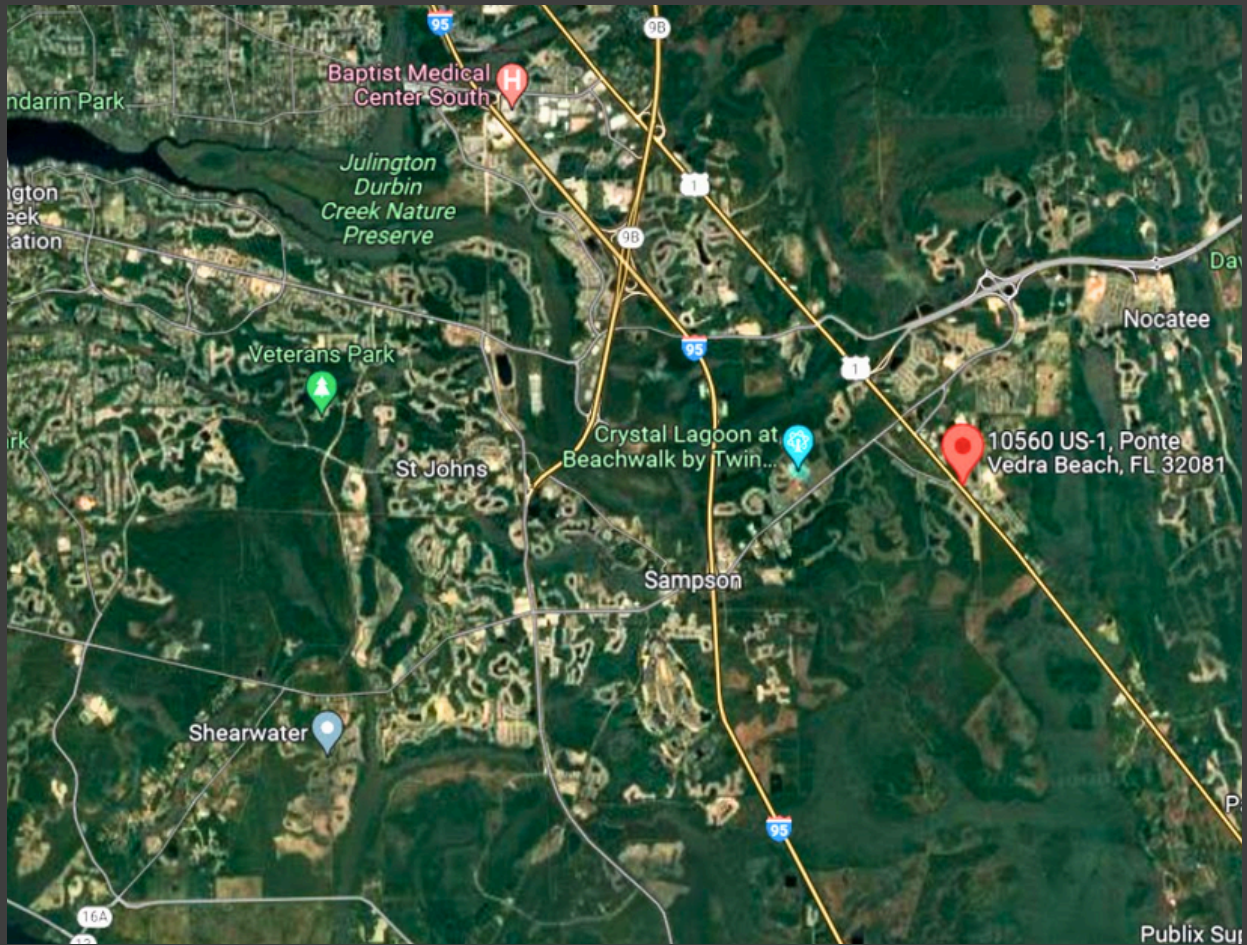
OFFICE SHOWROOM SKETCH



SERVICE/WAREHOUSE BUILDING SKETCH



PRIME LOCATION OVERVIEW



Nestled in the vibrant Ponte Vedra area, just 25 miles southeast of downtown Jacksonville and 16 miles north of the historic St. Augustine, this property offers outstanding accessibility and visibility along a bustling corridor.

Accessibility Features:

- Ingress and egress are facilitated via US Highway 1 and Old Dixie Highway.
- US Highway 1 is a north/south thoroughfare, featuring:
 - Two lanes of traffic in each direction.
 - Improvements such as asphalt paving, concrete curbs, gutters, and street lighting.
- Old Dixie Highway is also a north/south route, equipped with:
 - One lane of traffic in each direction.
 - Enhancements including concrete curbs, gutters, sidewalks, and street lighting.



BUILDING SUMMARY

Building 1
Building Value \$936,019
Year Built 1986
Actual Area 6100
Conditioned Area 6048
Use Office Class A
Style 04
Exterior Wall Wood

Roof Cover Metal
Roof Structure Wood Truss
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	3700
BASE AREA	2348
FINISHED CANOPY	52
Total SqFt	6100

Building 2
Building Value \$263,483
Year Built 1986
Actual Area 5504
Conditioned Area 0
Use Storage Garages
Style 06
Exterior Wall Concrete Block

Roof Cover Corrugated Steel
Roof Structure Flat
Interior Flooring Concrete Finish
Interior Wall Minimum
Heating Type
Air Conditioning
Bedrooms
Baths

Description	Square Footage
FINISHED CARPORT	846
WAREHOUSE	3666
FINISHED CANOPY	55
FINISHED CANOPY	55
FINISHED CARPORT	846
OUTSIDE STAIRS	36
Total SqFt	5504

SITE SUMMARY

Physical Description

Gross Site Area	2.80 Acres	121,968 Sq. Ft.
Net Site Area	2.80 Acres	121,968 Sq. Ft.
Primary Road Frontage	US HWY 1 N.	250 Feet
Secondary Road Frontage	Old Dixie Highway	250 Feet
Excess Land Area	None	n/a
Surplus Land Area	None	n/a
Shape	Rectangular	
Topography	Generally Level	
Primary Traffic Counts (24 hrs.)	US Highway 1 N.	25,500
Parcel Number(s)	023840-0000	
Zoning District	IW (Industrial Warehouse)	
Flood Map Panel No. & Date	12109C0180J	7-Dec-18
Flood Zone	Zone X (Unshaded)	
Adjacent Land Uses	Industrial, Residential, Proposed Retail	
Earthquake Zone	n/a	