



LEGACY CRE
CONSULTANTS

FOR SALE

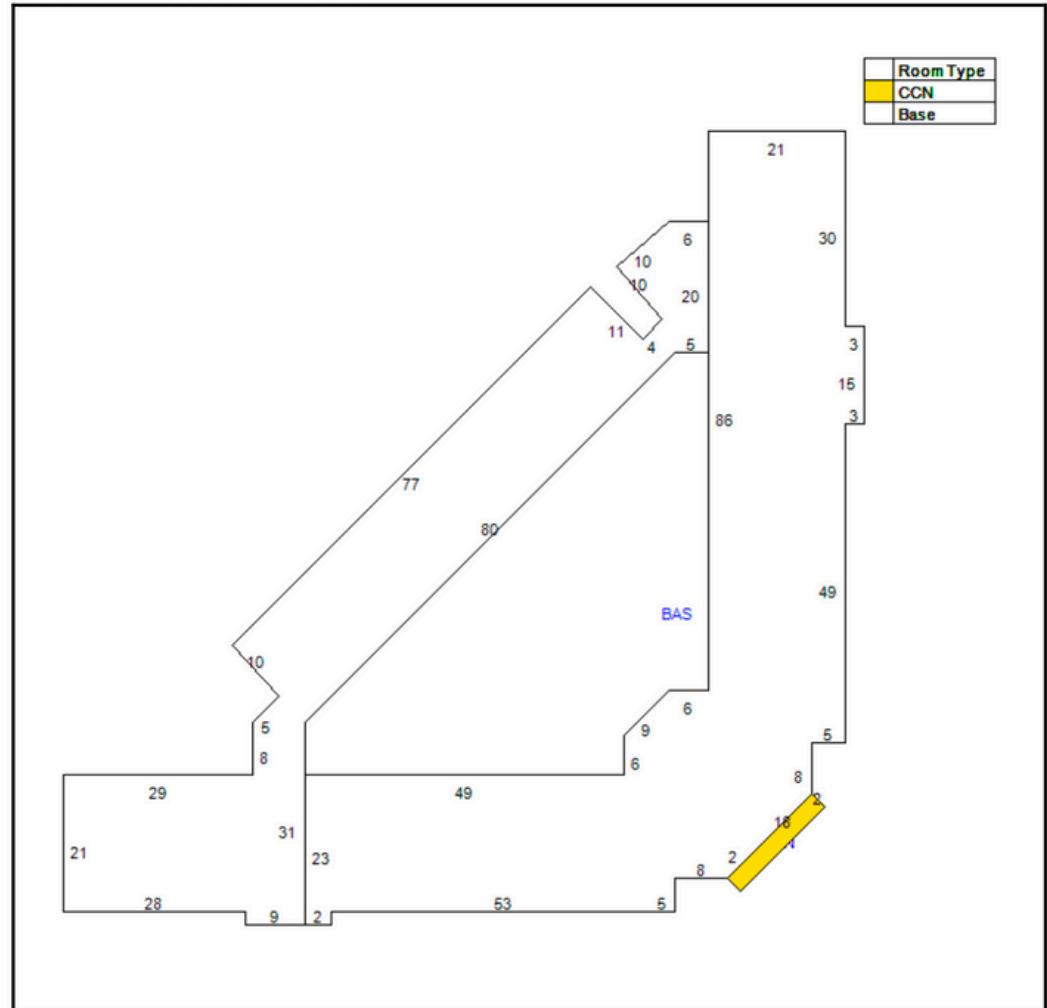
**10560 US HIGHWAY 1 NORTH
PONTE VEDRA, FL**



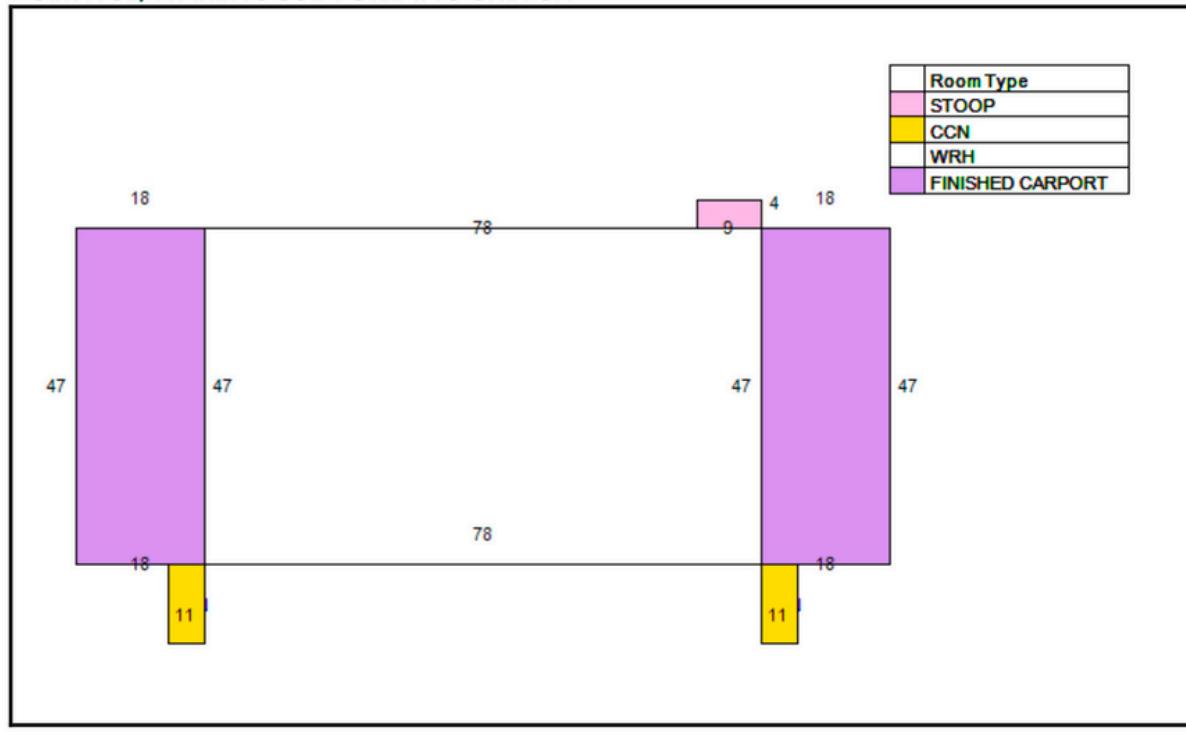


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OFFICE SHOWROOM SKETCH



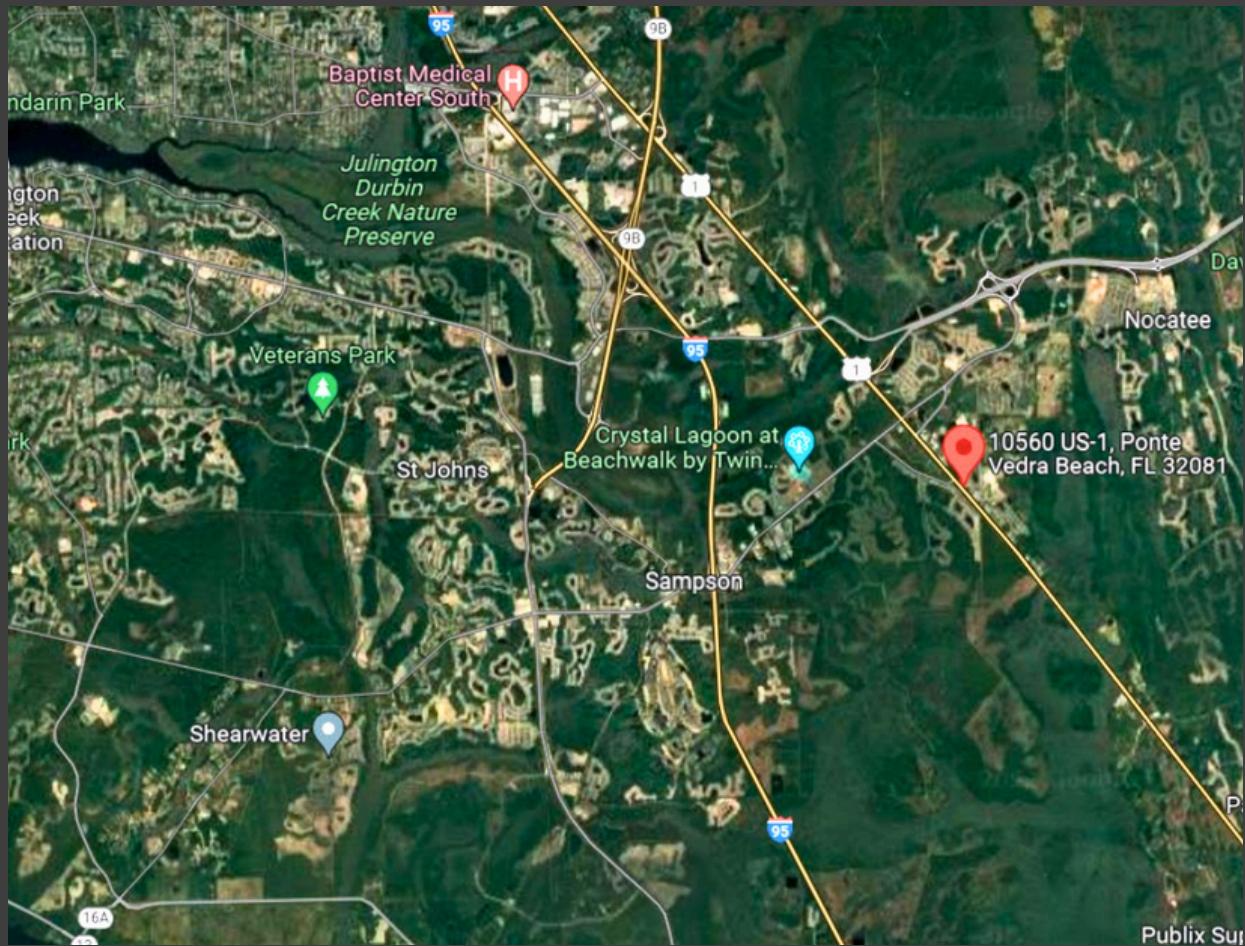
SERVICE/WAREHOUSE BUILDING SKETCH



Vanessa Beattie, Broker Associate
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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	

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