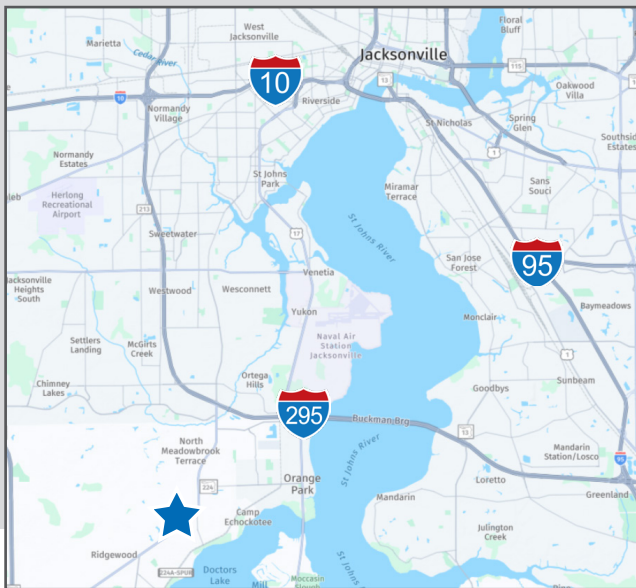


2410 LUCY BRANCH AVENUE

ORANGE PARK, FL 32073



±12,000 SF INDUSTRIAL/FLEX SPACE AVAILABLE FOR SALE



- Year Built: 2018
- 26 Parking Spaces
- Close proximity to regions major thoroughfares
- Strategically located in a submarket with low inventory
- High quality flex space with beautiful showroom, office and warehouse space
- Owner can vacate and property can be sold as an owner/user sale
- Owner would consider a sale-leaseback at market terms

Purchase Price: \$2,100,000

For more information please contact our exclusive agents:

Jeffrey Frandsen Senior Vice President
jfrandsen@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256
904.399.5222

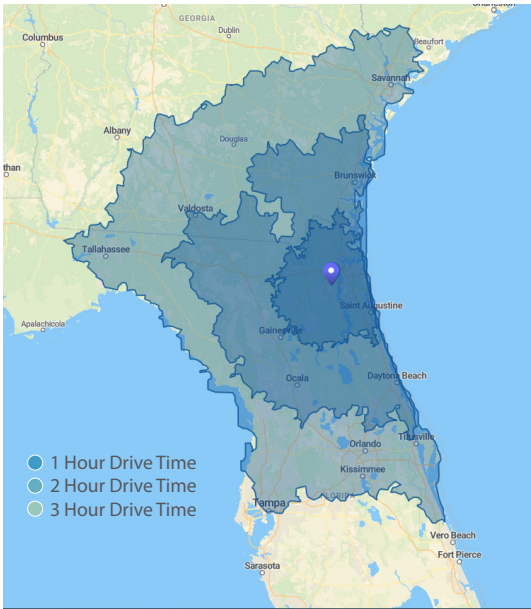
NEWMARK
PHOENIX REALTY GROUP

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.





www.phoenixrealty.net

Local Area

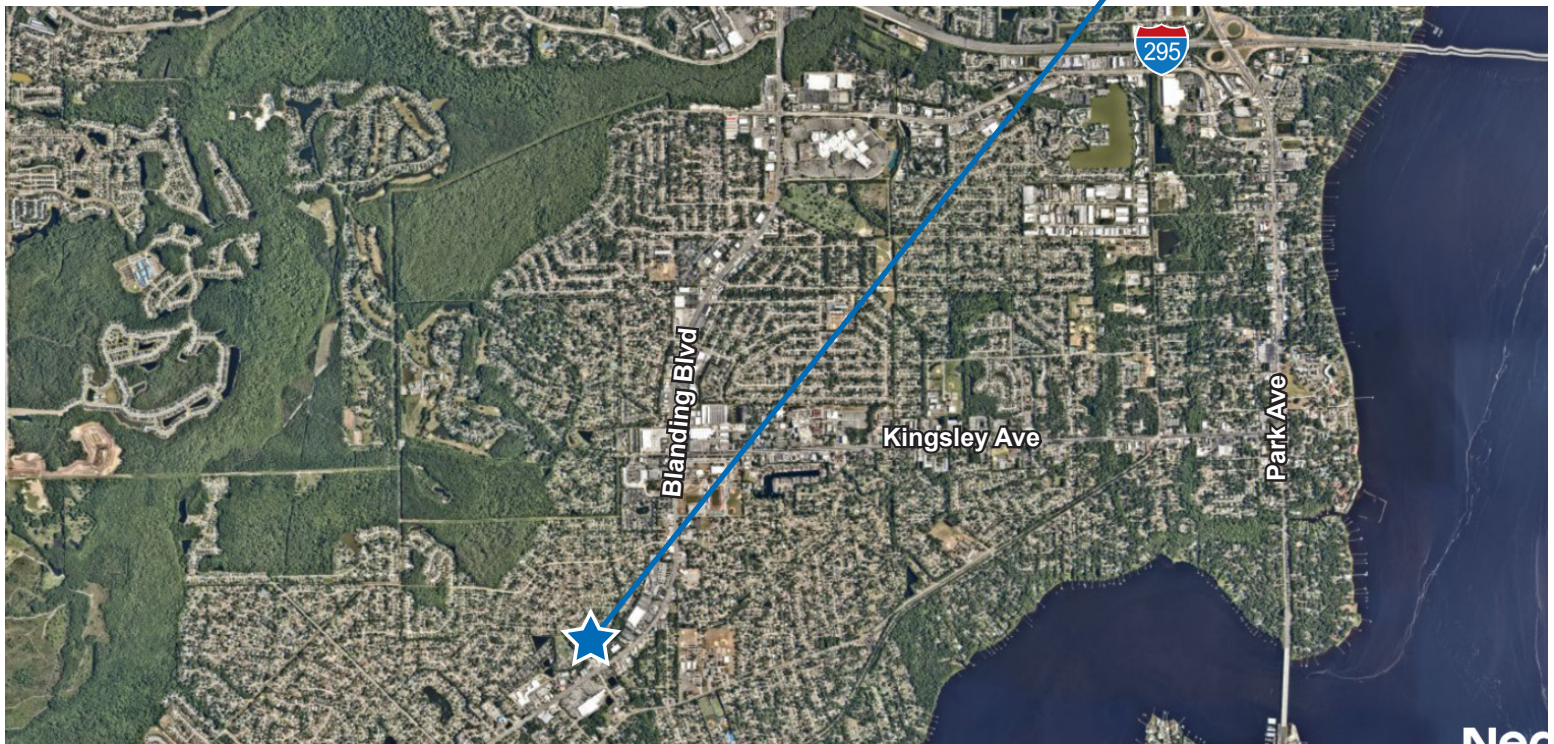
2410 Lucy Branch Ave | Orange Park, FL | 32073



- ✓ **Jacksonville warehouse location for regional and local operations**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Strong Local Labor Base**

Point of Interest	Time	Miles
 I-95	21 min	14.9
 I-295	10 min	3.6
 I-10	21 min	12.3
 JAX International	36 min	27.7

2410 Lucy Branch Ave is proximate to the region's major transportation infrastructure, providing direct access and serviceability to the St Johns and Duval metro and neighboring regions.



Property Photos

2410 Lucy Branch Ave | Orange Park, FL | 32073



NEWMARK
PHOENIX REALTY GROUP

www.phoenixrealty.net

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.