

FOR SALE

Warehouse/Flex Opportunity

1073 Olive Street, Fernandina Beach, FL



Rare opportunity to acquire a 25,750 SF parcel of CI-zoned land on Amelia Island. This versatile property is ideal for a small warehouse or flex space development. The fully fenced site is currently leased for vehicle and boat storage, providing rental income until you are ready to build. Conveniently located just off 8th Street near downtown Fernandina Beach, the property benefits from a Nassau County address—offering lower property taxes while maintaining close proximity to key amenities. The site is level, build-ready, and offers easy access to all utilities. Flexible financing options are available, and multiple experienced builders are prepared to deliver a build-to-suit solution.

HIGHLIGHTS:

- ZONING: CI
- 0.61 ACRES
- FULLY FENCED
- CURRENTLY LEASED
- BUILD READY

Asking Price: \$725,000



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Disclaimer: information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify information provided herein. Prepared by Philip Griffin, Broker.



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