



## Storage or Warehouse For Sale or Lease

Asking Price:

\$4.00/SF as is NNN

\$2,200,000

### Contact us:

#### Robert W. Selton, III

Executive Vice President  
+1 904 861 1111  
robert.selton@colliers.com

#### Matt Entriken

Vice President  
+1 904 861 1148  
matt.entriken@colliers.com

76 S. Laura St., Ste. 1500  
Jacksonville, FL 32202  
P: +1 904 358 1206  
colliers.com/jacksonville

# 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 warehousing, maritime related uses
- Building is currently vacant
- 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
- Lease would have cancellation provision with a 60-day termination right of landlord in the event of a sale

Copyright © 2024 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# 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

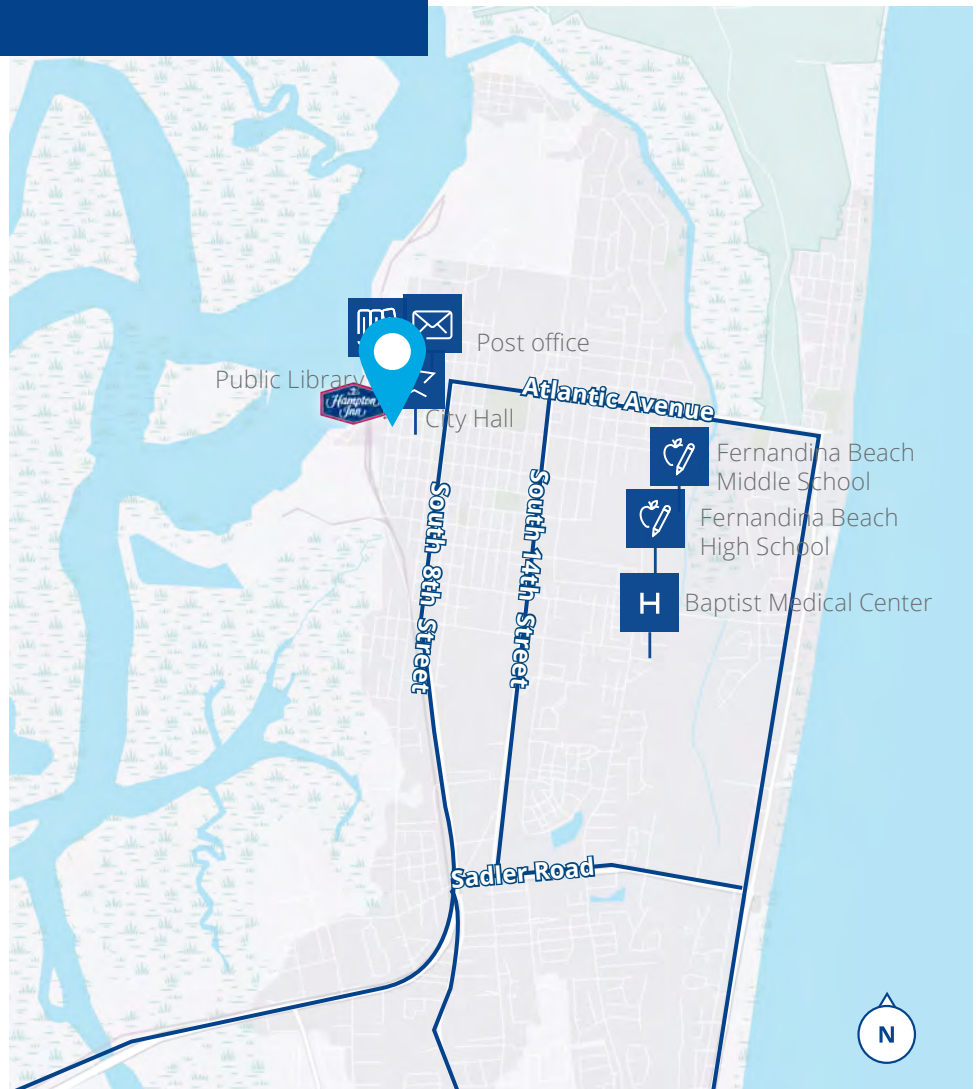
Amelia Island Convention and  
Visitors Bureau & Welcome  
Center

Nassau County Public Library  
Fernandina Beach Branch

Historic Courthouse

Tasty's Fresh Burgers

The Boat House

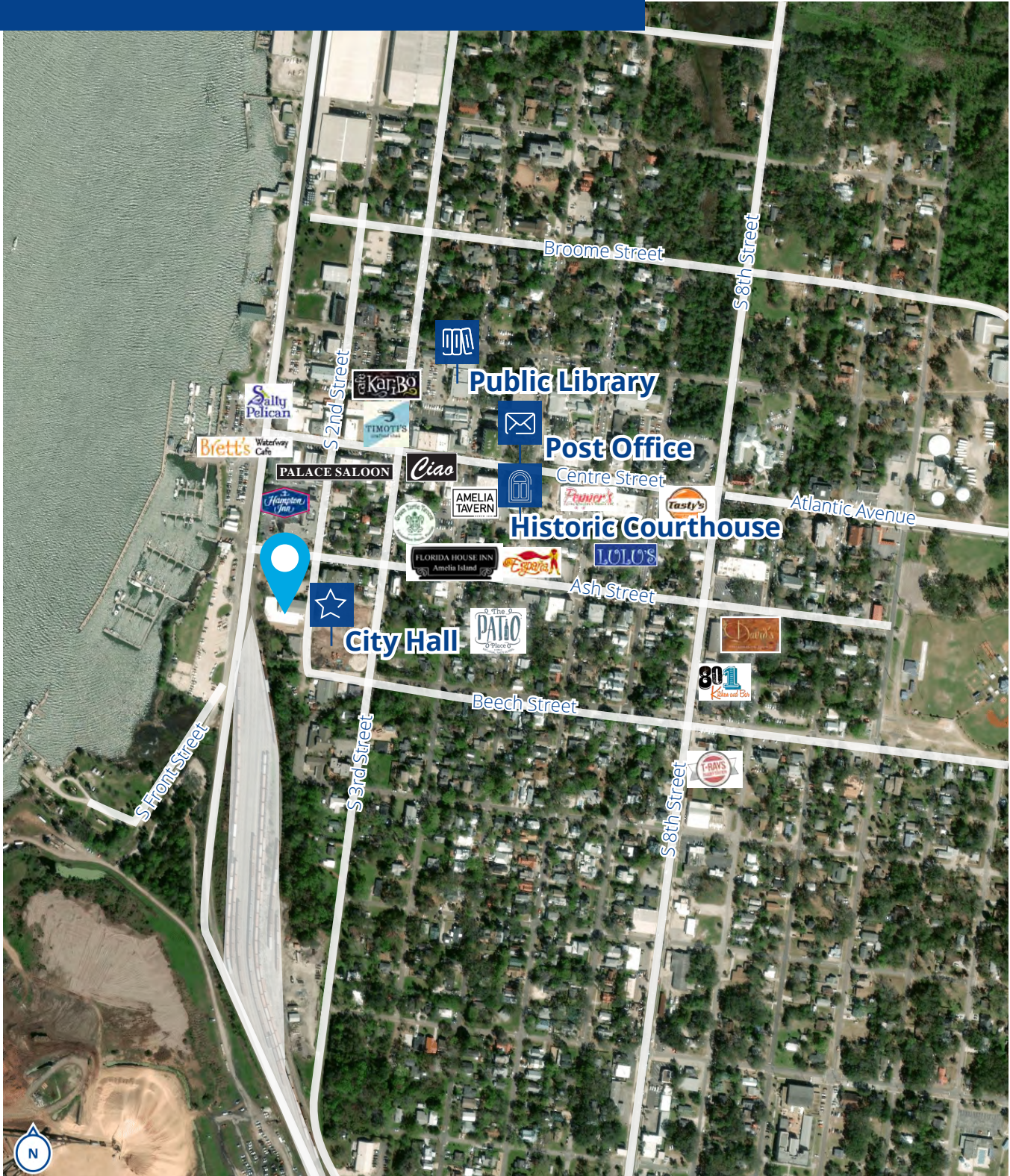


## Area Demographics

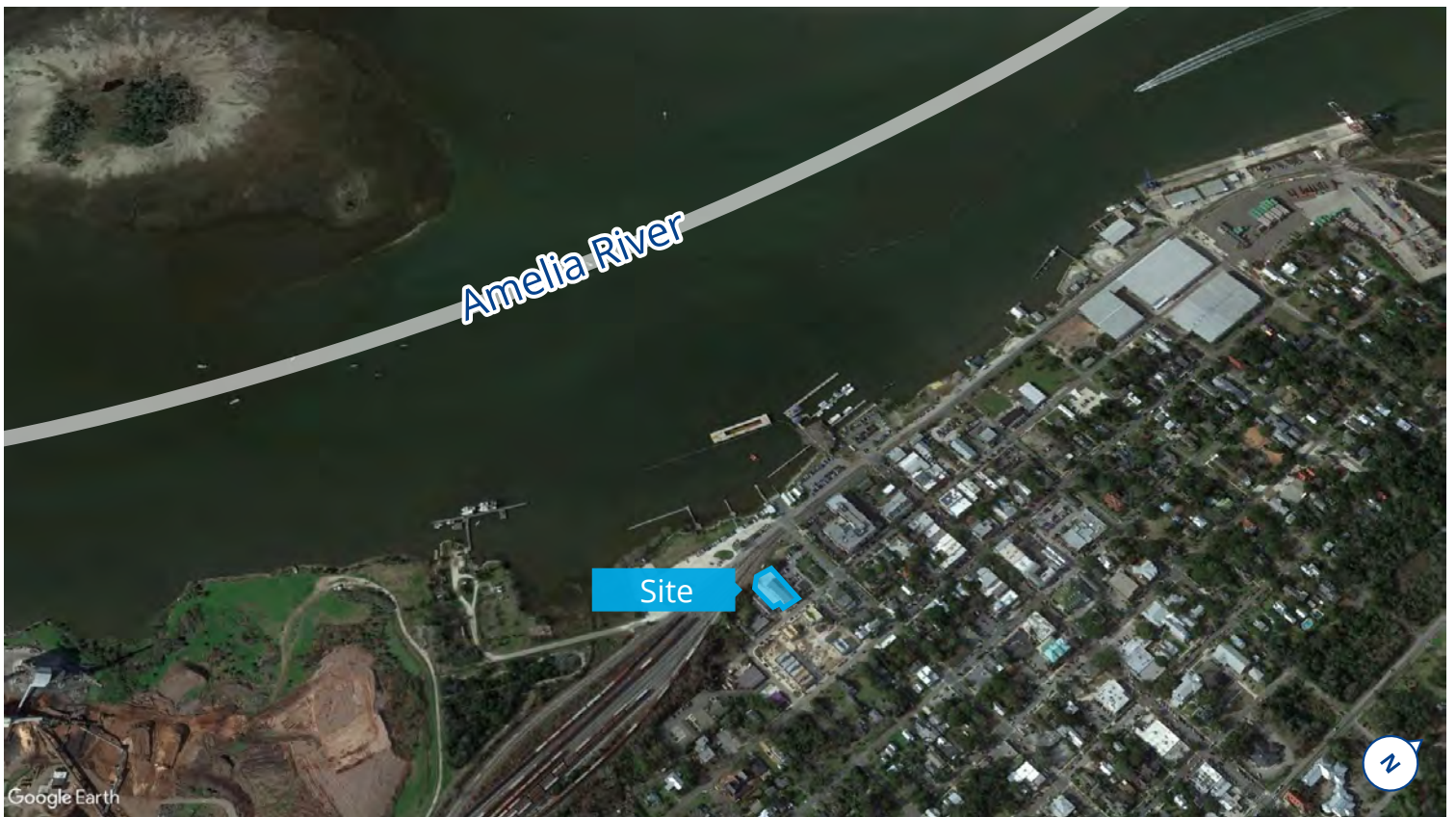
Source: ESRI Business Analyst



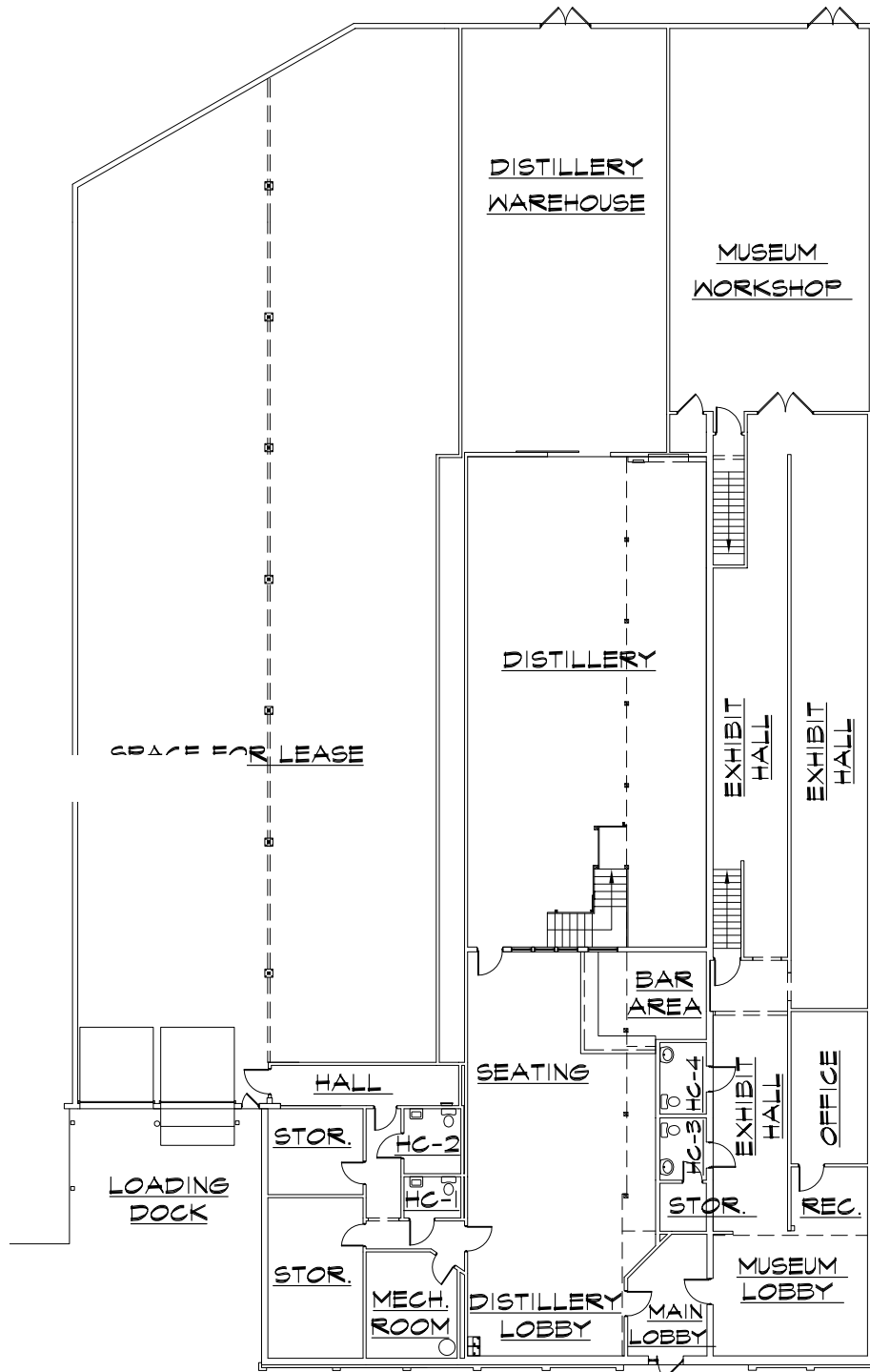
# Location & Access



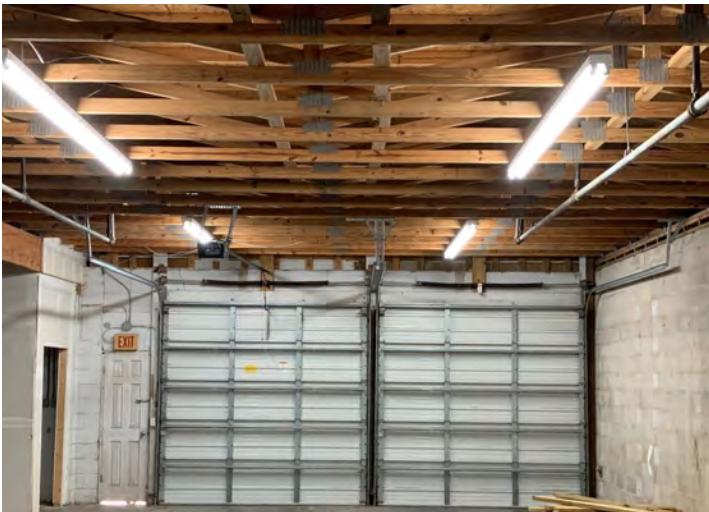
# Property Aerials



# Floor plan



# Property Gallery



# Property Specifications

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



## Contact us:

**Robert W. Selton, III**  
Executive Vice President  
+1 904 861 1111  
robert.selton@colliers.com

**Matt Entriken**  
Vice President  
+1 904 861 1148  
matt.entriken@colliers.com

---

76 S. Laura St., Ste 1500  
Jacksonville, FL 32202  
P: +1 904 358 1206  
colliers.com/jacksonville