



474379 E State Rd 200
Fernandina Beach, FL 32034

ENGEL & VÖLKERS®
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Property Summary



PROPERTY SUMMARY

Number of Buildings: 1

Total Area: 3,900 SQ FT

Year Built: 1993

Lot Size: 1.79 Acres

Current Use: Service Shop

PROPERTY DESCRIPTION

Seize the opportunity to own 1.79 acres of Commercial General-zoned property in one of the most high-traffic, high-visibility areas in Nassau County. With an impressive 300 feet of frontage on State Road 200, this site offers unparalleled exposure and accessibility for a wide range of business uses—especially rare for service shop zoning along this corridor. At the heart of the property is a ruggedly built 3,900 SQ FT iron beam shop, measuring 45' x 100', offering durability, functionality, and flexibility for a variety of commercial uses. Equipped with three separate AC units, the space is designed for comfort and performance. In addition to the main shop, the property includes a metal building, perfect for additional storage or workspace and a hangar-style structure, adding even more versatile square footage. Built in 1993 and well maintained, the one-story main building stands as a reliable foundation for your business operations. With direct frontage on SR 200, your enterprise will benefit from outstanding visibility and easy access to Fernandina Beach, Yulee, I-95, and surrounding growth corridors. Whether you're expanding, relocating, or investing—this is a location and setup that works as hard as you do.

Traffic Counts

