



711 COMMERCIAL DRIVE, HOLLY HILL, FL 32117
EXCLUSIVELY FOR LEASE

FOR MORE INFORMATION CONTACT:
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**COMMERCIAL
INVESTMENT
DIVISION**

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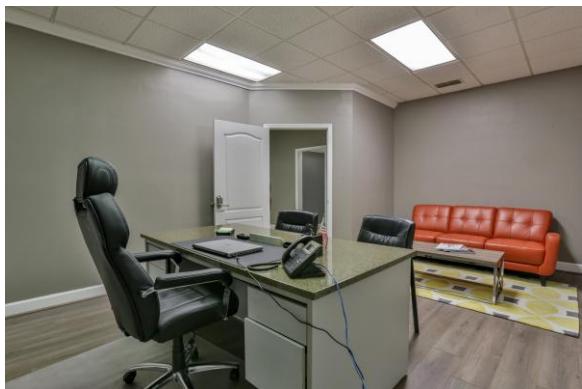
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PHOTO GALLERY



EXECUTIVE SUMMARY

OVERVIEW



12,657 SF of LIKE NEW WAREHOUSE/PRODUCTION/OFFICE! Fully Fire-Sprinkled Building has a new roof, new insulation, new LED lighting and has been re-skinned. 10,000 SF of warehouse space. Dock high loading dock, 2 8X12 roll up doors, 2 14X14 roll up doors and 1 8X10 roll up door. 600 Amp Service/480V and 100 Amp/480V. 2,000 SF of office space includes a reception area, 4 offices, break room, conference room, and 2 bathrooms. Office roof replaced in 2017. Office built in 1992.

INVESTMENT SUMMARY

Property Address: 711 Commercial Drive, Holly Hill

Zoned: I-2

Warehouse Space Sq ft: 10,000 +|-

Office Space Sq ft: 2,000 +|-

Lease: \$12.00 SF NNN

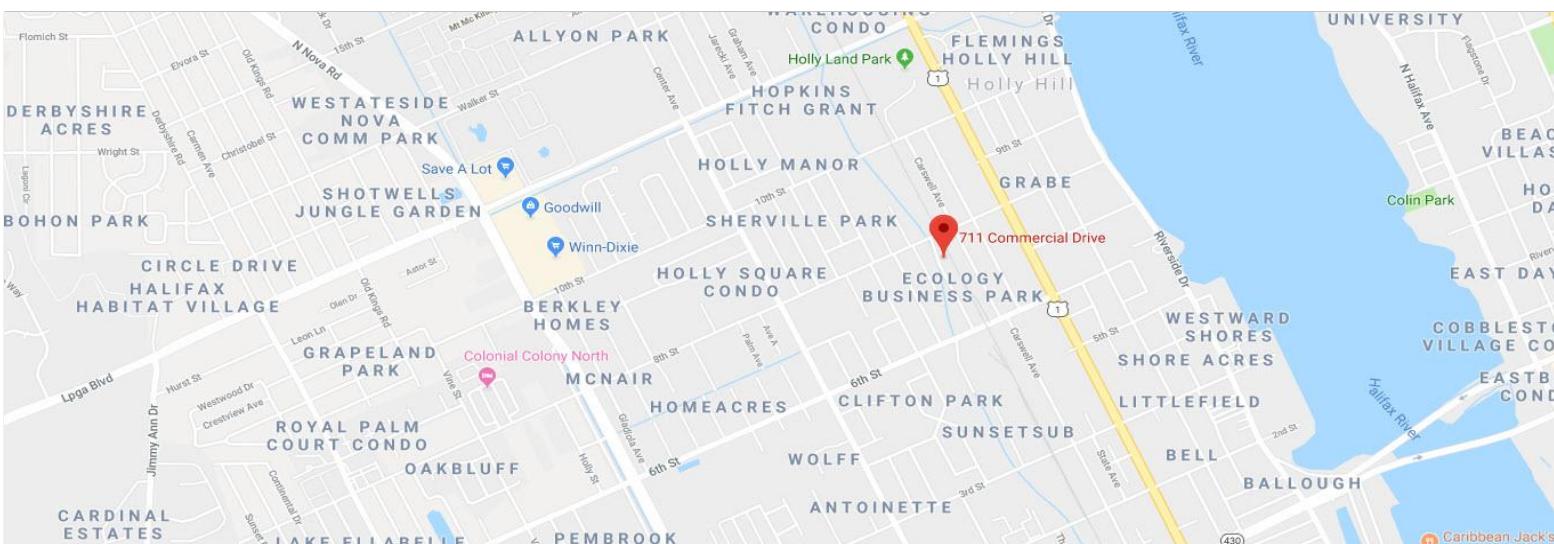


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EXISTING FLOOR PLAN



LOCATION MAP



TRAFFIC COUNT

Demographics »

	1 Mi	3 Mi
Population	8,482	66,712
Households	3,817	29,235
Average Age	43.30	42.30
Median HH Income	\$31,805	\$30,132
Daytime Employees	5,703	44,665
Population Growth '18-'23	▲ 8.1%	▲ 8.0%
Household Growth '18-'23	▲ 8.1%	▲ 7.9%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
Ridgewood Ave	7th St NW	29,542	2015	0.21 mi
Ridgewood Ave	7th St NW	28,500	2017	0.21 mi
Ridgewood Ave	5th St NW	31,000	2017	0.47 mi
Riverside Dr	7th St NW	5,120	2016	0.47 mi
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