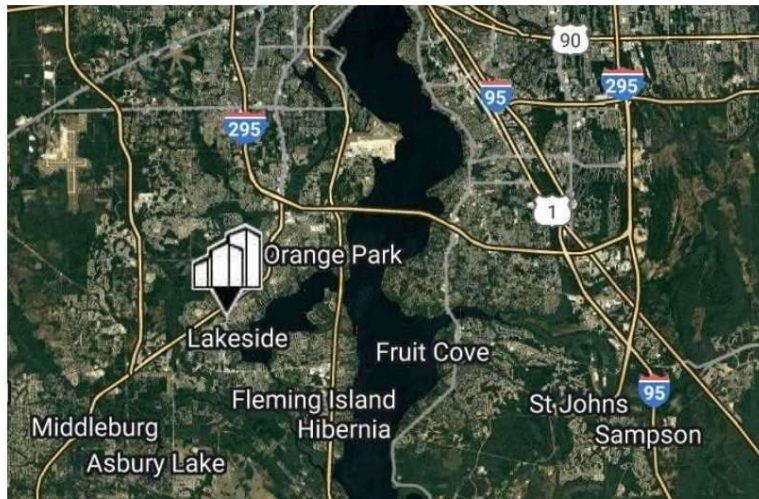


New Construction Industrial Real Estate For Sale 169 College Drive, Orange Park



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Property Summary



Property Highlights:

6600 SF of Industrial Space

Great location close to Orange Park, Middleburg, and Fleming Island

Tilt Wall Building Construction

Building to be completed in 2024

Excellent for Owner-User

Low Vacancy Rate on Industrial space in the area also makes a great investment play

Property Summary

Offering Summary

Sale Price:	\$1,050,000
Building Size:	6,600 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	149	755	2,776
Total Population	351	1,834	6,883
Average HH Income	\$81,419	\$72,130	\$76,644

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

169 College Drive | Orange Park, FL 32065





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1 Mile

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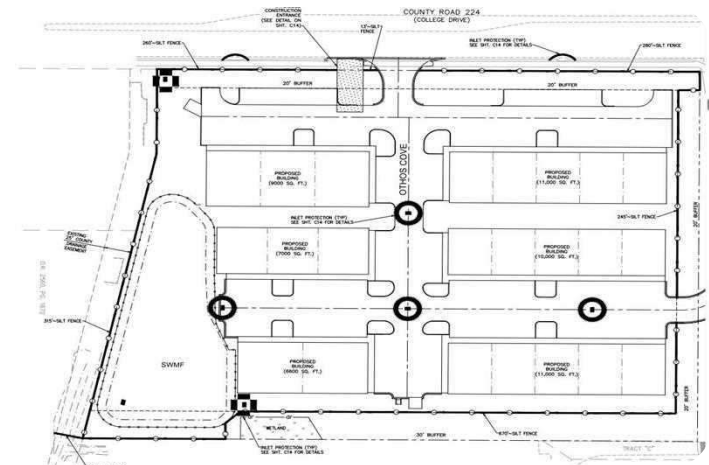
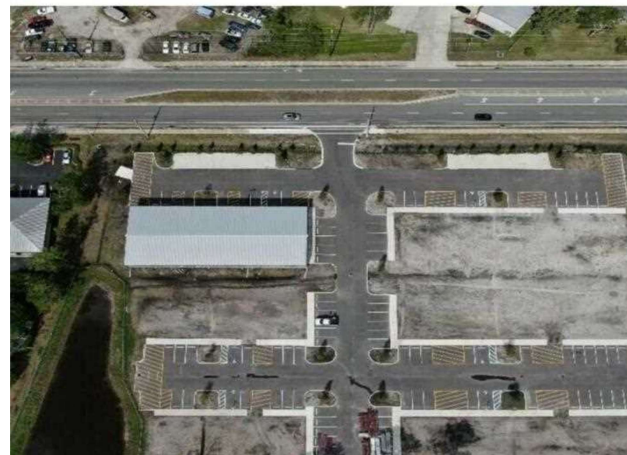
6,883

Average HH Income

\$81,419

\$72,130

\$76,644



Demographic Snapshot

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About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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