

# COMMERCIAL PROPERTY FOR LEASE

85101 Commercial Park Drive, Yulee, FL 32097

## Features

- 1/3 Office Space, 2/3 Warehouse Space
- 5 Offices, 2 bathrooms, a kitchenette, and large reception/conference room
- Great location off HWY 17, next to TaylorMade Roofing and Boe's Auto Repair
- Warehouse has 2 roll up doors, with tons of space for storage and an active workshop
- AC Unit was replaced in the last 4 years
- Tenant pays rent plus 6.5% sales tax, electric, and shared trash bill

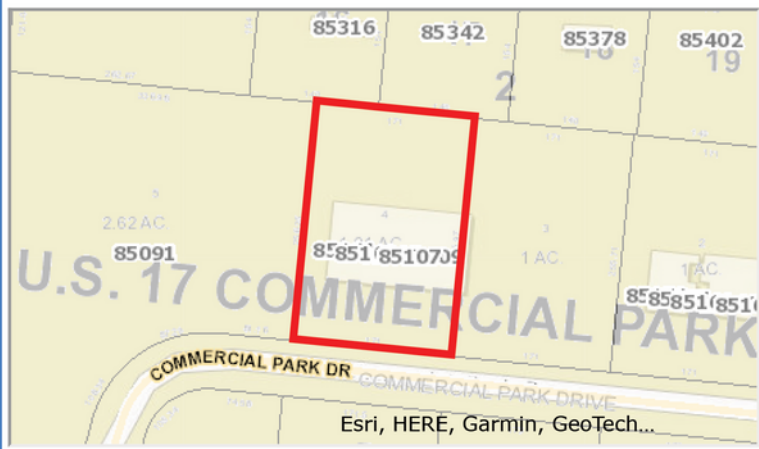


**4,000 SF**

**Seeking Long  
Term Tenant  
(3-5 Years)**

**\$5,000/M**

PARCEL MAP



2021 AERIAL MAP



### Disclaimer:

Information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify the information



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