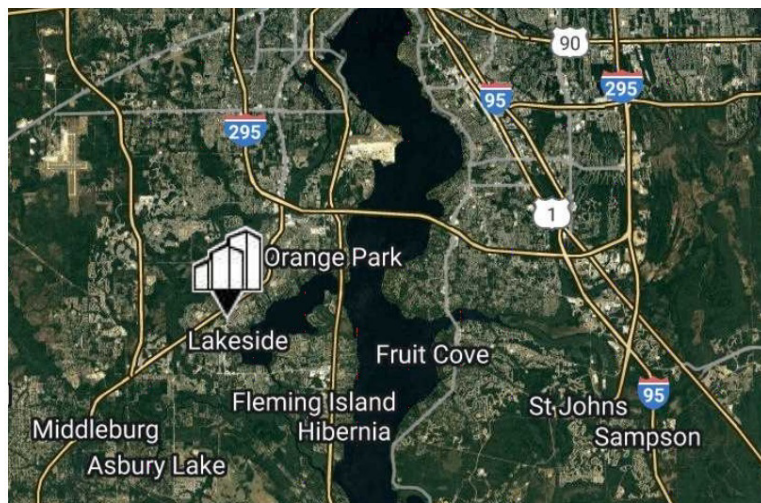
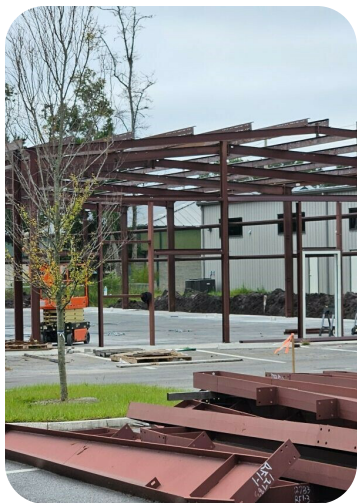




New Construction Warehouse 169 College Drive Orange Park, FL 32065



Conrad Boylan

Director

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Brent Dennis

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Property Summary



Property Summary:

Prime Realty is pleased to present 169 College Drive, a newly constructed industrial shell ideally situated along the desirable College Drive corridor. The central location provides easy access to Orange Park, Fleming Island, and Lake Asbury. Currently set up for two 3300SF units, however building can be modified to allow for three 2200SF units. Versatile zoning allows for a variety of uses. Site plan and building plans available upon request.

Offering Summary

Sale Price:	\$725,000
Building Size:	6600 SF

Demographics	0.3 Miles	1.5 Miles	3 Miles
Total Households	112	5,998	17,498
Total Population	282	15,554	47,546
Average HH Income	\$87,188	\$90,332	\$109,154

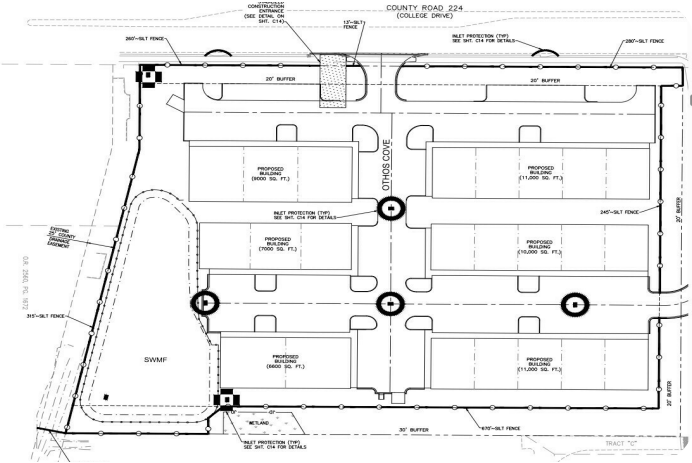
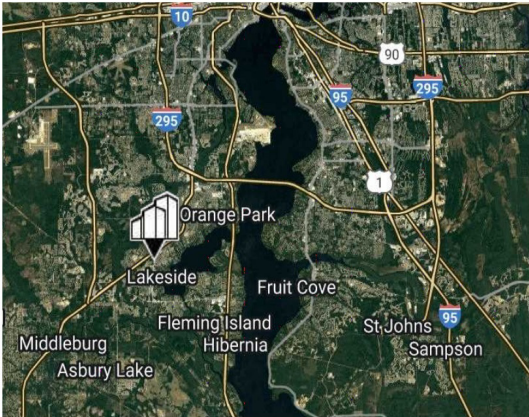
Property Summary

169 College Drive | Orange Park, FL 32065
All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.





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Demographic Snapshot

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169 College Drive | Orange Park, FL 32065



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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