

Palmetto Plaza | Middleburg FL



Fully Air Conditioned

2,500+- Square Feet

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release RE/MAX Market Force Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



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Executive Summary

MARKET FORCE is pleased to present this exclusive opportunity at Palmetto Plaza in Rapidly Developing Middleburg to lease a superb Warehouse/Office Unit with direct access to Blanding BLVD.

Highlights:

- DIRECT ACCESS to Blanding BLVD!
- 28+- Parking Spaces on Site
- Fully Air Conditioned .
- BB Zoning allows nearly all uses besides heavy industrial/manufacturing.

Click or Scan for
the Marketing
Video:



Offering Summary

Square Footage 2,500-5,000SF+-

Type Warehouse/Office

Zoning BB
(Clay County)

Clear Height 19'

HVAC Yes

Electric 3Ph

Roll-Up Doors Grade Level-
12'x15'

Asking Rate Call For Details



On Site
Retention

WELLS
FARGO

Dedicated
Turn Lane

30 +-
Parking
Spaces

Pylon Sign

Blanding BLVD

70 +-
Parking
Spaces

30 +-
Parking
Spaces





Blanding BLVD

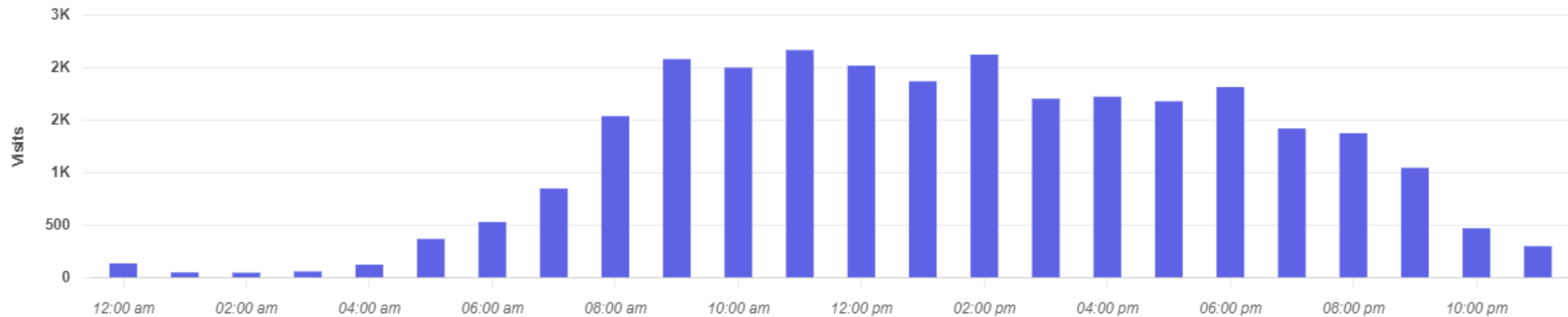
Subject Property



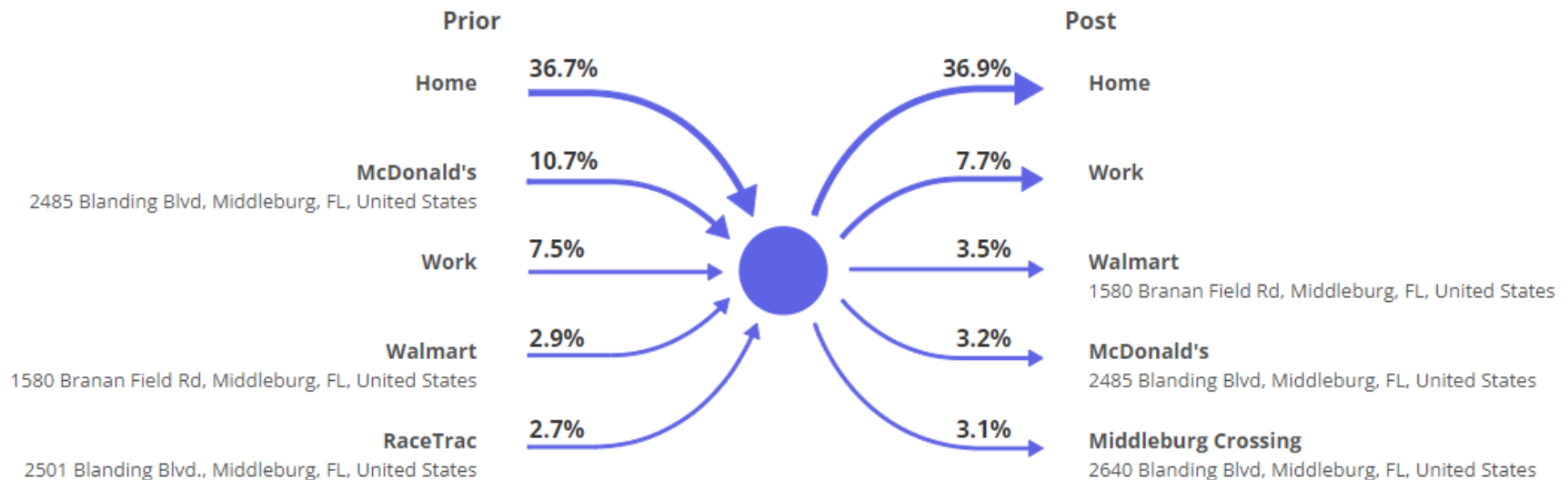




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Visitor Journey





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Specifics and more details available on request.

Direct all Inquiries to:

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Sales

We are Commercial Investment Listing Brokers, experts in analyzing, valuing, and packaging an asset to bring to market to extract the highest possible value for the seller.

Leasing

In our ongoing quest to provide value to our clients, we do landlord representation as part of the total asset life cycle.

Advisory

For us, the broker-client relationship is an ongoing process of analysis, discourse, and research to determine the right course of action to serve the investment needs of the client.

Valuation

Using the latest market data, statistical tools, and our years of experience, we value every asset to extract maximum equity from the market.

Marketing

Our marketing expertise is second to none. As affiliates of the World's Largest Real Estate Brand, our network of affiliate brokers is unmatched.

Negotiation

We put the clients needs first at the negotiation table, period.



Zach Lemke
Commercial Associate

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Zach Lemke specializes in retail sales and leasing, with a focus on restaurant and bar properties. He holds a bachelors degree in Chemistry from the United States Military Academy at West Point, and previously served 6 years as an Infantry Officer in the United States Army.