

# FOR LEASE

## UNIT 3

5174 FIRST COAST HIGHWAY, FERNANDINA BEACH, FL



Positioned along high-traffic First Coast Hwy in Fernandina Beach, FL, this move-in ready 1,261 SF warehouse space is ideal for a variety of commercial uses. This warehouse space features a mostly open floor plan with 20-ft ceilings, one large bay door, a large storage room, two restrooms, and second-story office space. Space would be excellent for a wide variety of commercial users such as handyman, contractor, service providers, storage space, etc. Additional office/retail spaces available. Additional warehouse spaces also available. Reach out today for additional information!

### **PROPERTY FEATURES:**

**\$1,750/MO**

- 1,262 SQUARE FEET
- 20 FOOT CEILINGS W/ 2<sup>ND</sup> STORY OFFICE SPACE
- 1 LARGE BAY DOOR
- LARGE SHARED PARKING LOT



Sal Grimaldi  
904.576.1826  
sal@acrfl.com



www.acrfl.com 904.261.2770

Tara Thousand  
904.710.1870  
tara@acrfl.com



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

# UNIT 3



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

# FLOOR PLAN



**Total GLA: 3366 sq. ft | Total: 8356 sq. ft**  
1st floor: 3366 sq. ft (Excluded areas 4004 sq. ft)  
2nd floor: 0 sq. ft (Excluded areas 3079 sq. ft)

FLOOR PLAN CREATED BY CUBICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Sal Grimaldi  
904.576.1826  
sal@acrfl.com



www.acrfl.com 904.261.2770

Tara Thousand  
904.710.1870  
tara@acrfl.com



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