

FOR LEASE

SUITE B

5174 FIRST COAST HIGHWAY, FERNANDINA BEACH, FL



Well-positioned on busy First Coast Hwy in Fernandina Beach, FL, this move-in ready 2,262 SF flex space offers both office and warehouse functionality. This flex space includes 913 SF of office/retail space featuring a reception/waiting room, three private offices, a kitchenette, ADA-compliant restroom, and a large shared parking lot. The 1,349 SF warehouse space features 20-ft ceilings, one large bay door, two large storage rooms, a restroom, and second-story storage space. Space would be excellent for a wide variety of commercial users such as handyman, contractor, mechanic, storage, etc. Additional office/retail spaces available. Additional warehouse space also available. Reach out today for additional information!

PROPERTY FEATURES:

\$3,800/MO

- 2,262 SQUARE FEET TOTAL
- 913 SF OFFICE/RETAIL
- 1,349 SF WAREHOUSE/FLEX SPACE
- LARGE SHARED PARKING LOT



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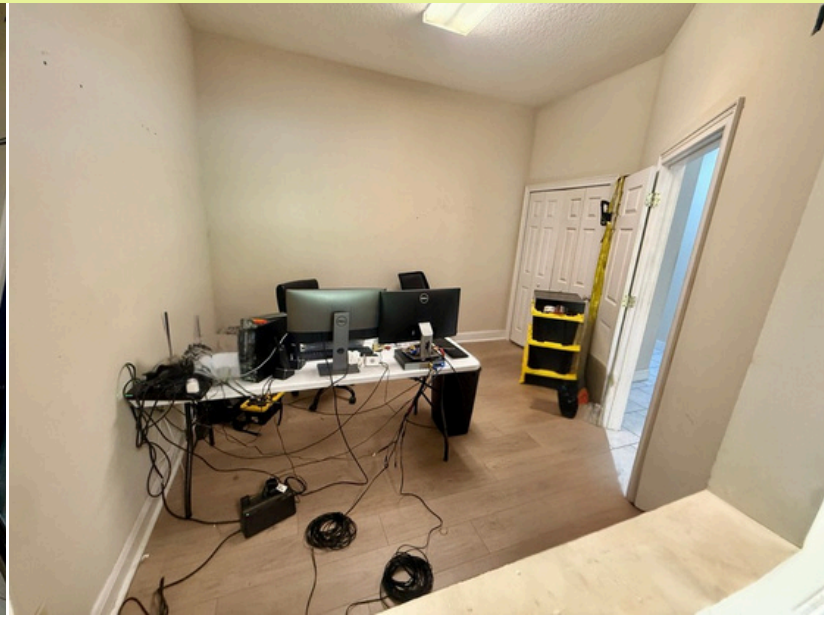
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FLOOR PLAN



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.



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