

**COMMERCIAL SPACE FOR LEASE  
1438 A EAST OAK ST, FERNANDINA BEACH, FL**



Move-in ready, 1,806 SF warehouse/flex space off of high-traffic South 14th Street & Sadler Rd, giving this space an excellent central Island location. Space features a reception/office area, 2 large offices/conference rooms, a storage/utility room, and around 1,500 SF of air-conditioned warehouse space, with 2 large bay doors, 2<sup>nd</sup> story storage space, a restroom, water hookups, and gated exterior storage/parking space.

This space would be ideal for various industries such as contractors, construction, landscaping, and storage. Please contact us for further information.

**PROPERTY FEATURES:**

- **1,806 SQ FT** \$19.93/SF
- **2 Large Offices**
- **1,500 SF Warehouse Space**



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