



1509 SW CENTURY GLEN

Industrial Warehouse for Lease

LAKE CITY, FLORIDA

A Premier Industrial Opportunity in Columbia County

- **For Lease 8400sqft or Divisible**
- **Industrial Warehouse (IW) Zoning**
- **Clear-Span Flexibility**
- **Prominent Location with High Visibility**

This exceptional industrial facility is perfectly positioned for manufacturing, distribution, or storage in the thriving Lake City market. Works well for a service center, RV or Boat Repair, outdoor/indoor storage, and building supplies. Its robust construction and functional design provide an ideal environment for business growth.

- **Zoning:** Industrial Warehouse (IW) - **8400sqft** Ideal for a wide range of uses.
- **Construction:** Durable concrete block and steel construction.
- **Clear Span Layout:** Unobstructed interior allows for maximum flexibility in equipment placement and workflow optimization.
- **High Ceiling Heights:** Accommodates vertical storage (22ft) and large equipment with ease.
- **Significant Office Space:** A substantial, finished office area provides ample room for administrative and management staff.
- **Prominent Location:** Excellent access to I-75 and US-90 for superior regional connectivity.

Warehouse & Manufacturing Area

- **Clear-Span Design:** No interior columns to disrupt layout or workflow.

- **High Ceilings:** Provides ample vertical space for racking systems and large-scale operations.
- **Durable Flooring:** Industrial-grade concrete slab suitable for heavy loads.
- **Ample Loading:** Easy access for shipping and receiving.
- **Remote Control Bay Doors**
- **10 Tandem Bay Doors**

Office & Administrative Space

- **Spacious Layout:** A large, dedicated office area separate from the warehouse.
- **Finished Interior:** Professional environment for your team and clients.
- **Flexible Configuration:** Can be adapted for multiple private offices, an open-plan workspace, or a combination.

Lease Terms & Financials

This is a **Triple Net (NNN) Lease** opportunity.

Item	Rate
Base Lease Rate	\$11.85 / Sq Ft / Year
Estimated NNN	\$2.65 / Sq Ft / Year
Total Estimated Rate	\$14.50 / Sq Ft / Year

Lease Term: 3-5 Years (Negotiable)

What is a Triple Net (NNN) Lease?

The tenant is responsible for their pro-rata share of the property's three "nets":

- **Property Taxes**
- **Building Insurance**
- **Common Area Maintenance (CAM)**

Strategically located with immediate access to major transportation corridors, placing your business within reach of North Florida and Southern Georgia markets.

- **Minutes from I-75 Interchange**
- **Easy Access to US Highways 90 & 41**
- **Within a major commercial and industrial corridor**

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Brochure Disclaimer: *All information deemed reliable but not guaranteed. Dimensions, square footage, and financials are approximate and subject to verification by all parties.*