

# Industrial Property For Sale

## 7155 U.S. 17, Fleming Island, FL 32003

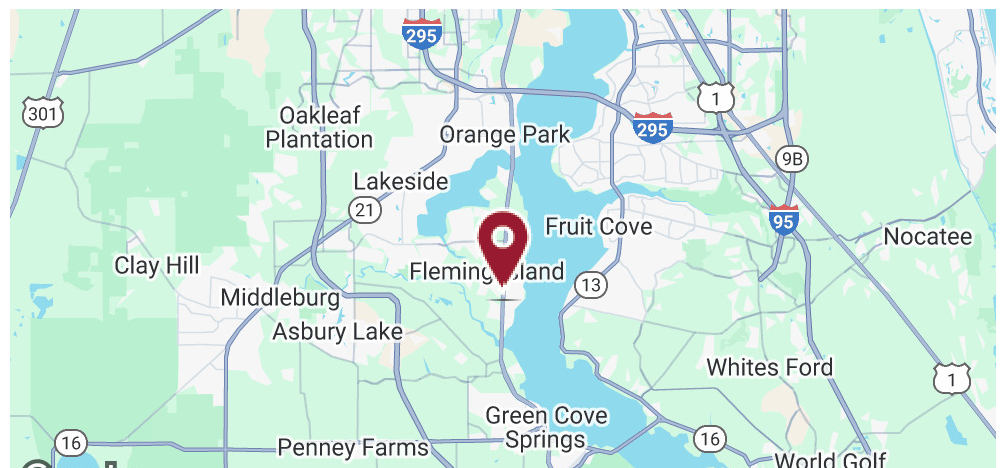


### OFFERING SUMMARY

Sale Price:	\$1,650,000
Building SF:	10,009±
Office SF:	1,009±
Mezzanine SF:	1,000±
Lot Size:	1.82
Zoning:	BB
Ceiling Height:	19'-23'±
Column Spacing:	Clear-span
Power:	Single Phase
Framing:	Steel

### PROPERTY OVERVIEW

7155 US Highway 17 is a versatile, clear-span building offering strong industrial-style functionality in a highly visible, everyday location along Fleming Island's main north-south corridor. Originally built as a gymnastics facility, it features a front office area, a mezzanine, and multiple restrooms, with a fully insulated, air-conditioned interior that provides a cleaner, climate-controlled environment than a typical warehouse. The open layout allows for flexible configurations, while the site offers on-site parking and potential for outdoor storage or future improvements.



**Mark Wainwright**

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Information provided is deemed accurate, but subject to errors and/or omissions.



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### MAP SHOWING BOUNDARY SURVEY OF

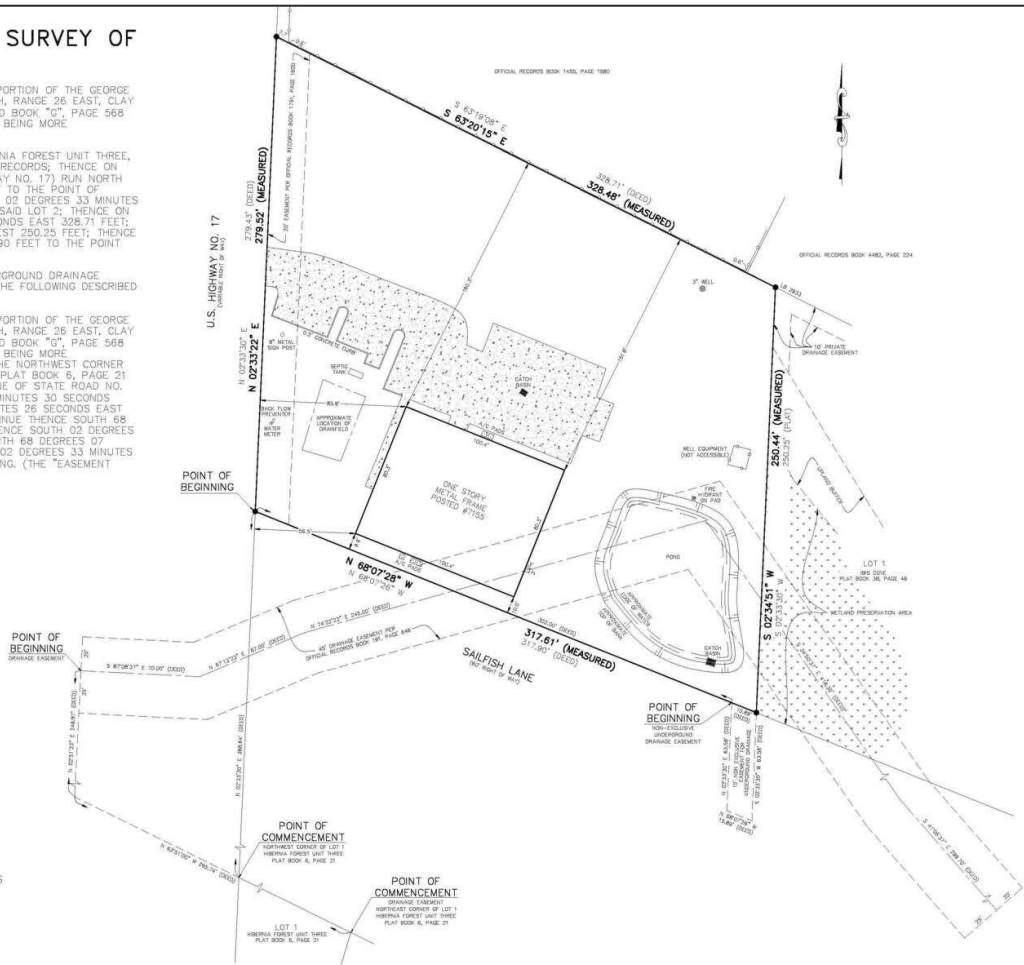
LEGAL PROVIDED BY CLIENT:

A PARCEL OF LAND SITUATED IN LOT 2, DAVIS FLOYD'S PORTION OF THE GEORGE FLEMING GRANT LYING IN SECTION 38, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, ACCORDING TO MAP RECORDED IN DEED BOOK "G", PAGE 568 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, HIBERNIA FOREST UNIT THREE, ACCORDING TO PLAT BOOK 6, PAGE 21, OF SAID PUBLIC RECORDS; THENCE ON THE EASTERLY LINE OF STATE ROAD NO. 15 (U.S. HIGHWAY NO. 17) RUN NORTH 02 DEGREES 33 MINUTES 30 SECONDS EAST 388.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON LAST SAID LINE NORTH 02 DEGREES 33 MINUTES 30 SECONDS EAST 279.43 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE ON LAST SAID LINE SOUTH 03 DEGREES 19 MINUTES 08 SECONDS EAST 328.71 FEET; THENCE SOUTH 02 DEGREES 33 MINUTES 30 SECONDS WEST 250.25 FEET; THENCE NORTH 68 DEGREES 07 MINUTES 26 SECONDS WEST 317.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UNDERGROUND DRAINAGE PURPOSES ONLY, OVER, UNDER, THROUGH AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A PARCEL OF LAND SITUATED IN LOT 2, DAVIS FLOYD'S PORTION OF THE GEORGE FLEMING GRANT LYING IN SECTION 38, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, ACCORDING TO MAP RECORDED IN DEED BOOK "G", PAGE 568 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 1, HIBERNIA FOREST UNIT THREE, ACCORDING TO PLAT BOOK 6, PAGE 21 OF SAID PUBLIC RECORDS; THENCE ON THE EASTERLY LINE OF STATE ROAD NO. 15 (U.S. HIGHWAY NO. 17) RUN NORTH 02 DEGREES 33 MINUTES 30 SECONDS EAST 388.64 FEET; THENCE SOUTH 68 DEGREES 07 MINUTES 26 SECONDS EAST 302.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE THENCE SOUTH 68 DEGREES 07 MINUTES 26 SECONDS EAST 15.89 FEET; THENCE SOUTH 02 DEGREES 33 MINUTES 30 SECONDS WEST 63.58 FEET; THENCE NORTH 68 DEGREES 07 MINUTES 26 SECONDS WEST 15.89 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 30 SECONDS EAST 63.98 FEET TO THE POINT OF BEGINNING. (THE "EASEMENT PREMISES").



CERTIFIED TO:  
MATTHEW B. REYNOLDS AND STACEY J. REYNOLDS  
SILVER 1 CAPITAL, LLC  
VAN ROOY LAW  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

#### GENERAL NOTES:

1. BEARINGS ARE BASED ON THE DEED BEARING OF N 66°07'28" E ALONG THE SOUTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY, THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED MARCH 17, 2014, COMMUNITY NUMBER 120084, PANEL 0180.E.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED, UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY NOT VALID WITHOUT THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

LEGEND: R = RADIUS L = LENGTH X = FENCE C = CONCRETE S = SET 1/2" IRON STAMPED PIVOTING P = FOUND 1/2" IRON PIPE NO IDENTIFICATION (GALVANIZED OTHERWISE NOTED) PCD = POINT OF COMPOUND CURVATURE PRC = POINT OF REVERSE CURVATURE PT = POINT OF TANGENCY A/C = AN ANGLE	SCALE: 1" = 40' DATE OF FIELD SURVEY: 7-23-24 JOB # 45460	CERTIFICATE I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.007, FLORIDA STATUTES. REGISTERED PROFESSIONAL SURVEYOR STATE OF FLORIDA NO. 6146 BUSINESS NO. 7469	Ray Thompson SURVEYING, Inc. (Going the DISTANCE for You) 1825 University Boulevard West Jacksonville, Florida 32217 (Phone) 904-448-5125 (Fax) 904-448-5178
LAND SURVEYS	CONSTRUCTION SURVEYS	SUBDIVISIONS	

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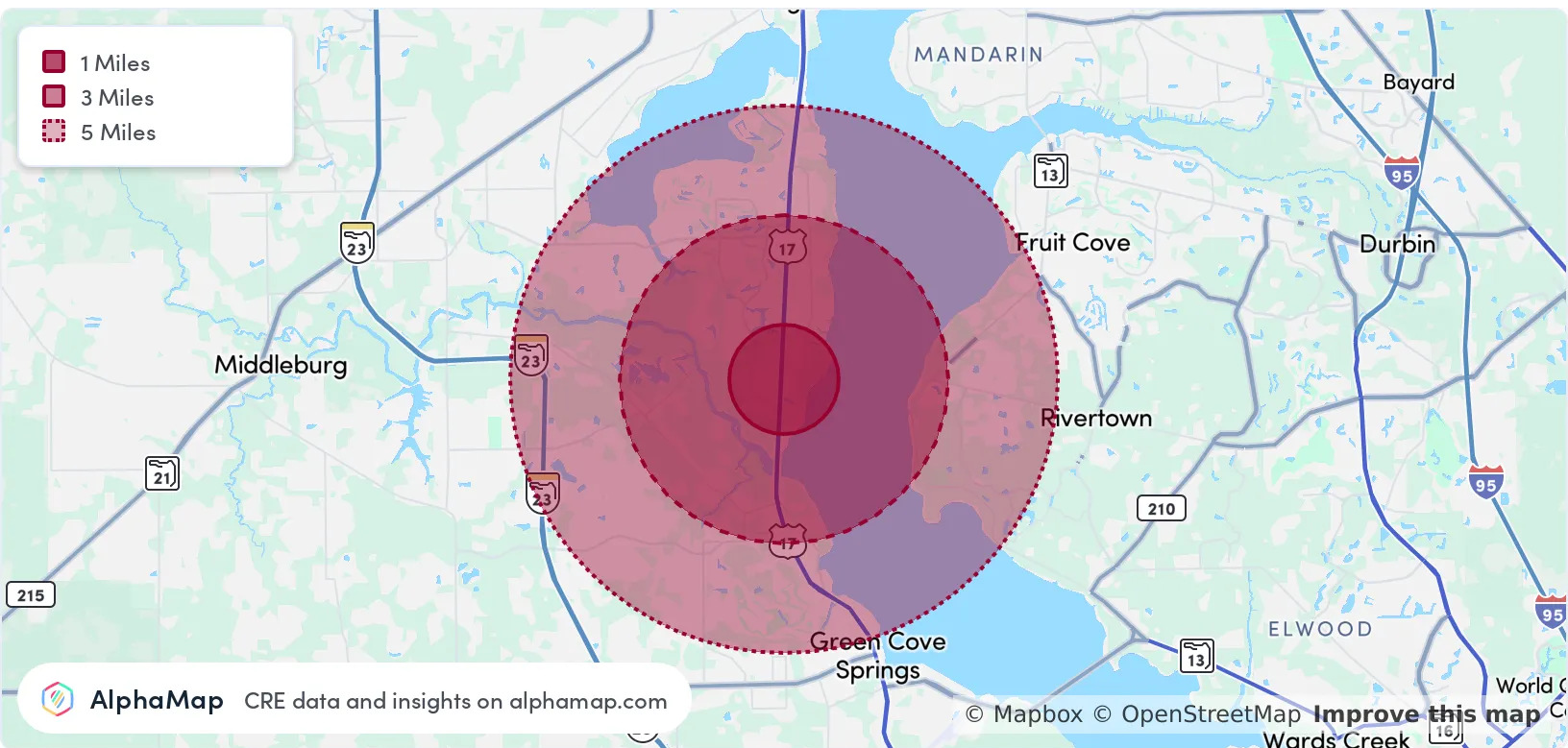
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,324	23,213	63,842
Average Age	43	42	42
Average Age (Male)	42	40	41
Average Age (Female)	44	43	43

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,269	8,693	23,358
Persons per HH	2.8	2.7	2.7
Average HH Income	\$144,458	\$134,780	\$132,274
Average House Value	\$457,488	\$461,735	\$462,482
Per Capita Income	\$51,592	\$49,918	\$48,990

Map and demographics data derived from AlphaMap

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