

Industrial Property For Sale

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

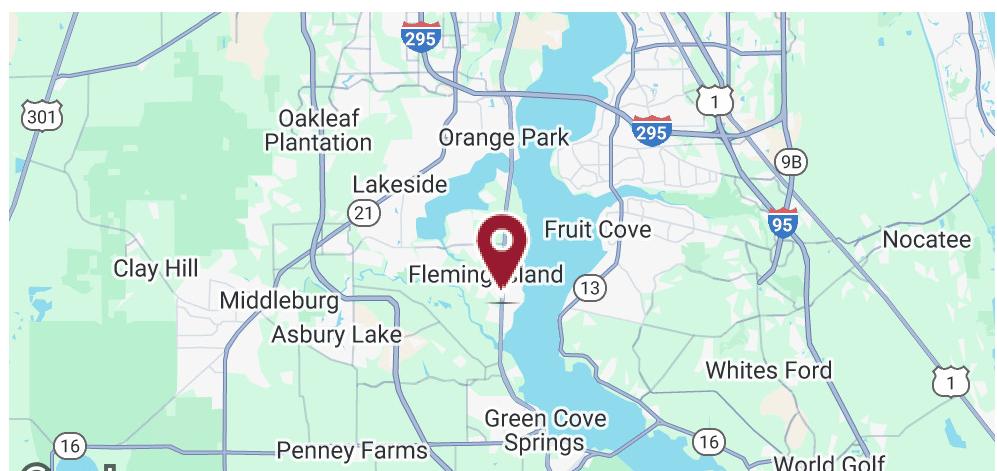


OFFERING SUMMARY

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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MAP SHOWING BOUNDARY SURVEY OF

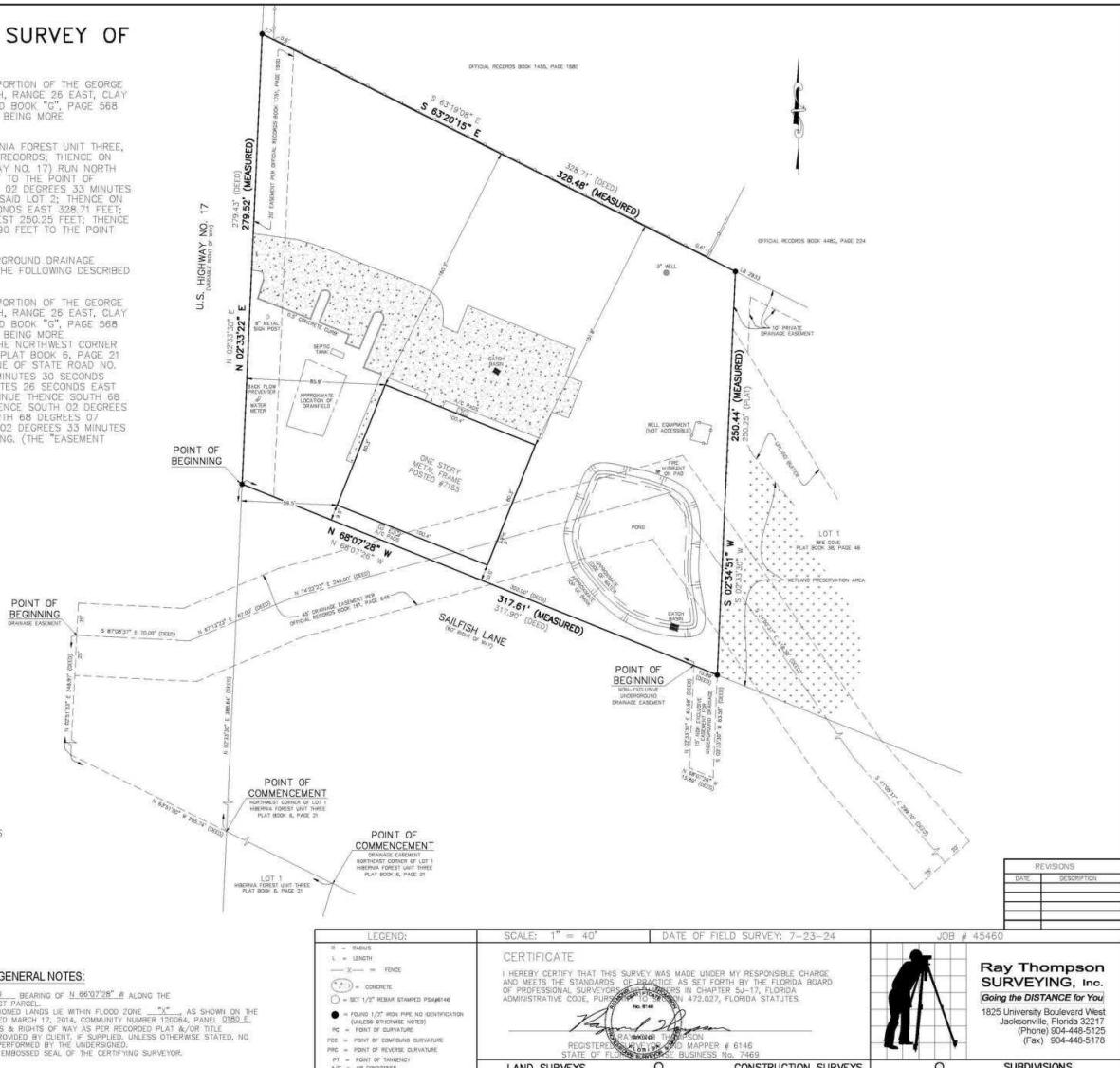
LEGAL PROVIDED BY CLIENT:

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 WESTERN LINE OF SAID ROAD NO. 15 (U.S. HIGHWAY NO. 17) 320.29 FEET NORTH 68 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 63 DEGREES 19 MINUTES 08 SECONDS EAST 328.77 FEET; THENCE SOUTH 68 DEGREES 07 MINUTES 20 SECONDS WEST 260.29 FEET; THENCE NORTH 68 DEGREES 07 MINUTES 20 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 THE SUBJECT PARCEL, BEING THE POINT OF BEGINNING, AS PLAT BOOK 6, PAGE 21 OF SAID PUBLIC RECORDS; THENCE ON THE EASTERN 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 20 SECONDS WEST 320.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE THENCE SOUTH 68 DEGREES 07 MINUTES 20 SECONDS WEST 260.29 FEET; THENCE NORTH 68 DEGREES 07 MINUTES 20 SECONDS WEST 15.89 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 30 SECONDS EAST 63.58 FEET TO THE POINT OF BEGINNING. (THE "EASEMENT PREMISES").



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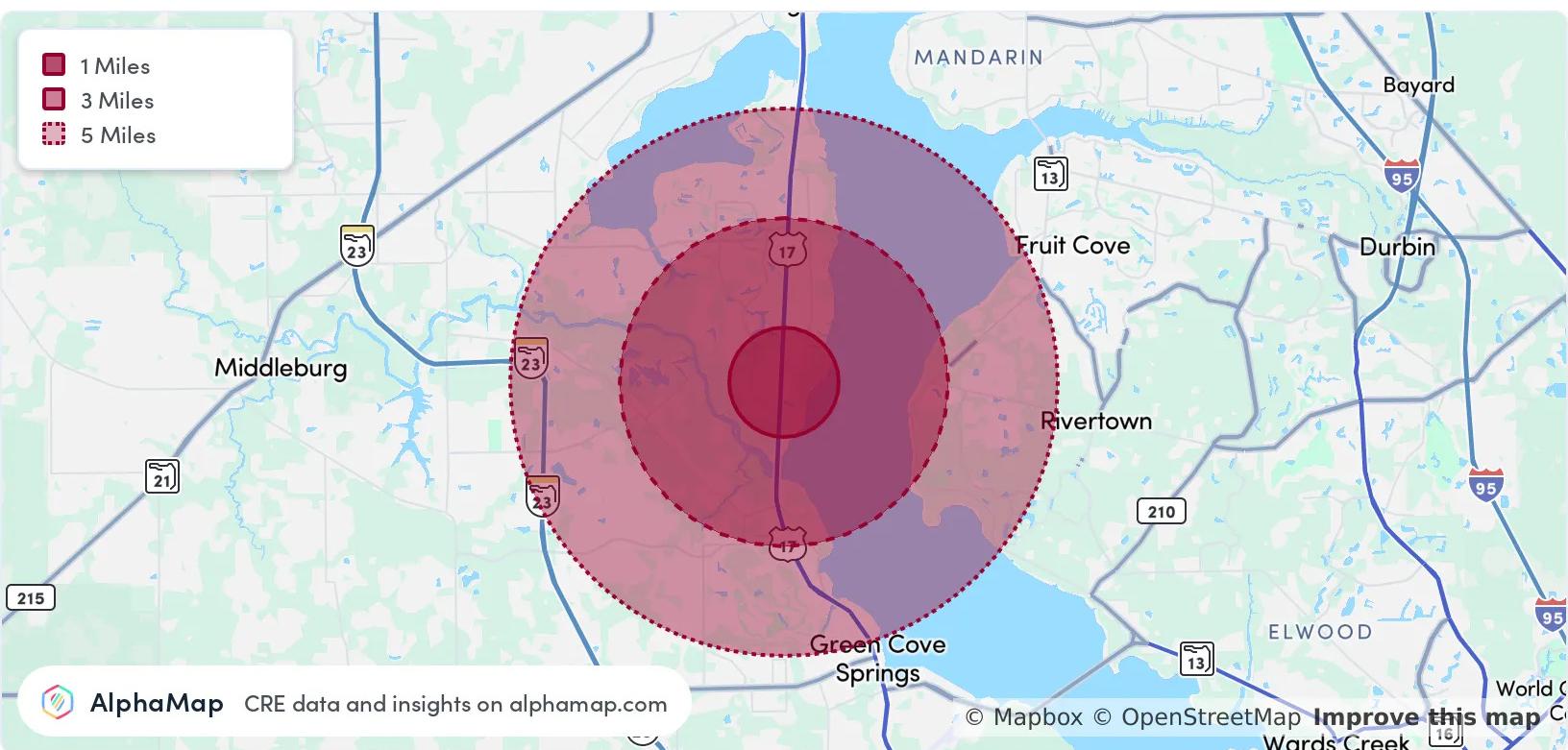
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POPULATION

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



Pine Street / RPS