



PROPOSAL

440 Kingsley Ave

440 KINGSLEY AVE

Orange Park, FL 32073

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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ADDITIONAL PHOTOS



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN | First Coast Commercial Real Estate Specialists is pleased to present 440 Kingsley Avenue, a distinctive stand-alone professional office property situated on an expansive **1.81± acre**, two-parcel site in the heart of Orange Park.

The property features a **4,134± SF primary office building** fronting Kingsley Avenue along with a separate **639± SF auxiliary building** at 2035 Mound Street, providing approximately 4,773± SF of total improvements.

Formerly occupied by Baptist Urgent Care, **the main building has recently been refreshed with new LVP flooring and fresh interior and exterior paint**, creating a clean, neutral environment that readily accommodates both medical and general professional office users. The existing layout includes a spacious reception and lobby area with floor-to-ceiling glass and abundant natural light, numerous private offices or treatment rooms, and an efficient central corridor configuration.

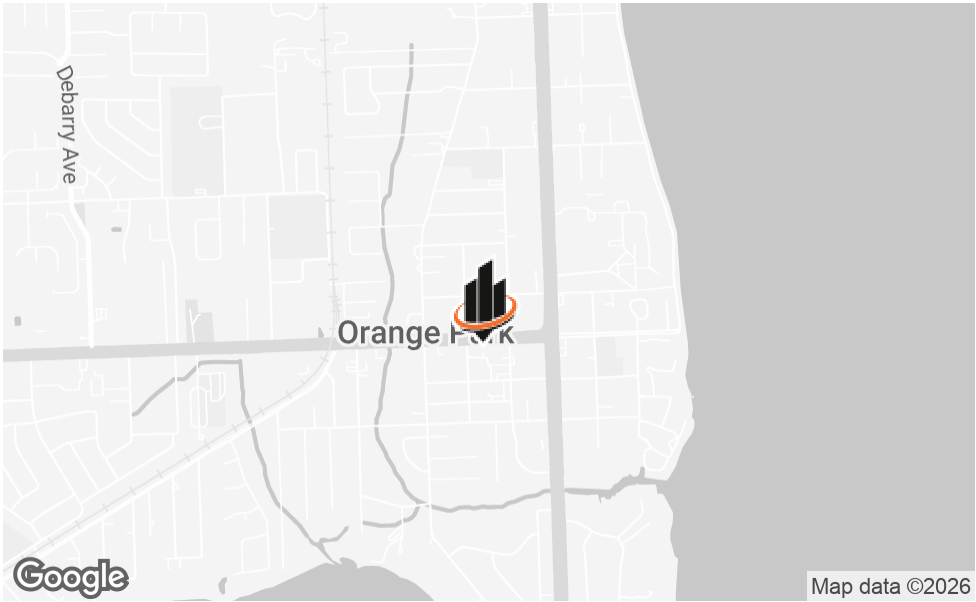
Former exam-room sinks have been removed while the existing plumbing connections remain in place, allowing the space to transition easily to conventional professional office use while preserving the ability for a future medical user to reinstall sinks as needed.

One of the property's most significant advantages is its unusually large amount of land relative to the building footprint. The park-like 1.81± acre site features mature trees, ample parking and substantial open area, providing a degree of site flexibility rarely available with a stand-alone office property of this size. The additional land may also provide opportunities for future expansion or other improvements, subject to applicable zoning and development requirements.

The property benefits from prominent Kingsley Avenue frontage and existing monument signage, providing excellent identity, visibility and convenient wayfinding for customers, clients and patients. The separate 639± SF auxiliary building provides additional storage or support space and further enhances the property's functionality.

With its combination of Kingsley Avenue visibility, existing monument signage, substantial land, flexible interior configuration and stand-alone identity, 440 Kingsley Avenue presents an excellent owner-user or leasing opportunity for medical, professional services, corporate office, legal, financial, counseling and other office users seeking an established Orange Park location with room to grow.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,450,000
LEASE RATE:	\$19.95 SF/yr (NNN)
AVAILABLE SF:	4,773 SF
LOT SIZE:	1.81 Acres
BUILDING SIZE:	4,773 SF

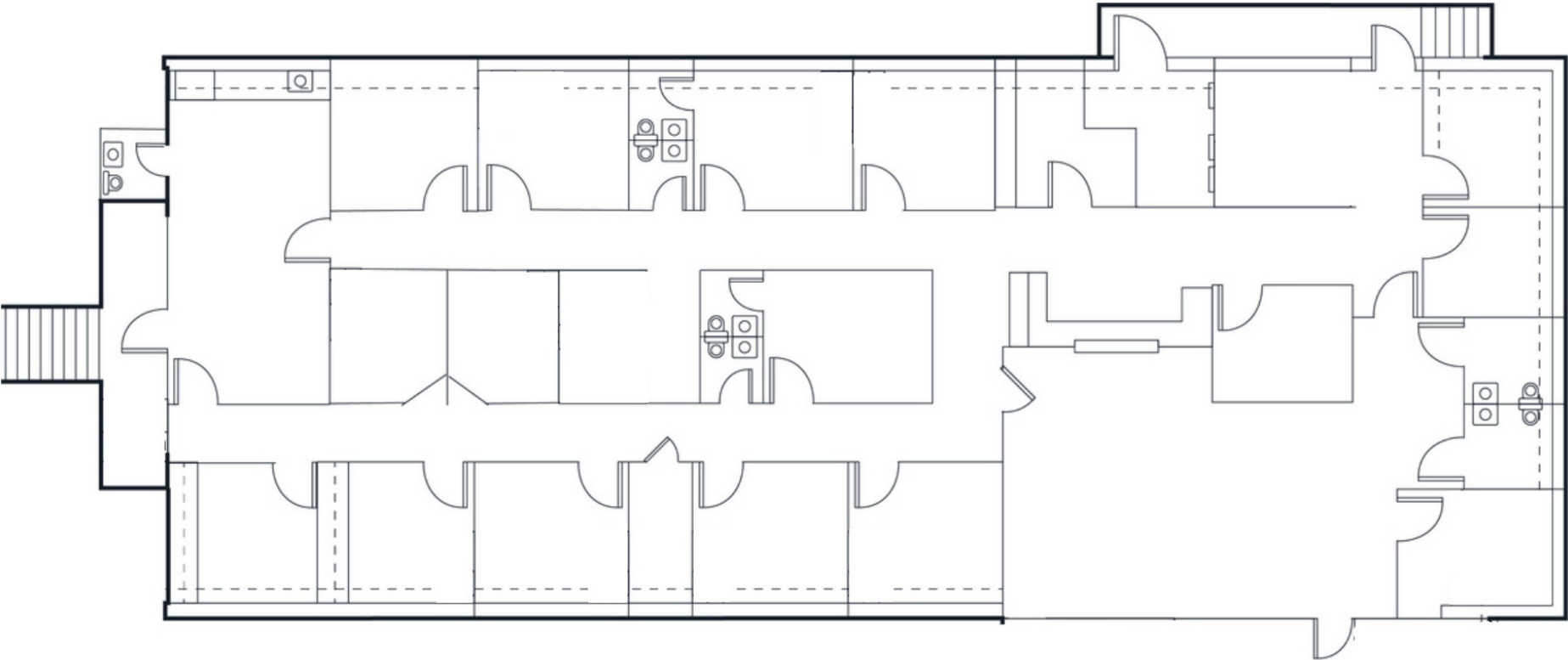
PROPERTY HIGHLIGHTS

- Existing monument signage on Kingsley Avenue
- Prominent corridor visibility
- 1.81± acre site with substantial open area
- 4,134± SF main building + 639± SF auxiliary building
- Former Baptist Urgent Care
- Flexible medical or general office layout
- Recently refreshed interior and exterior
- Ample parking and room for future growth

ADDITIONAL PHOTOS



FLOOR PLAN

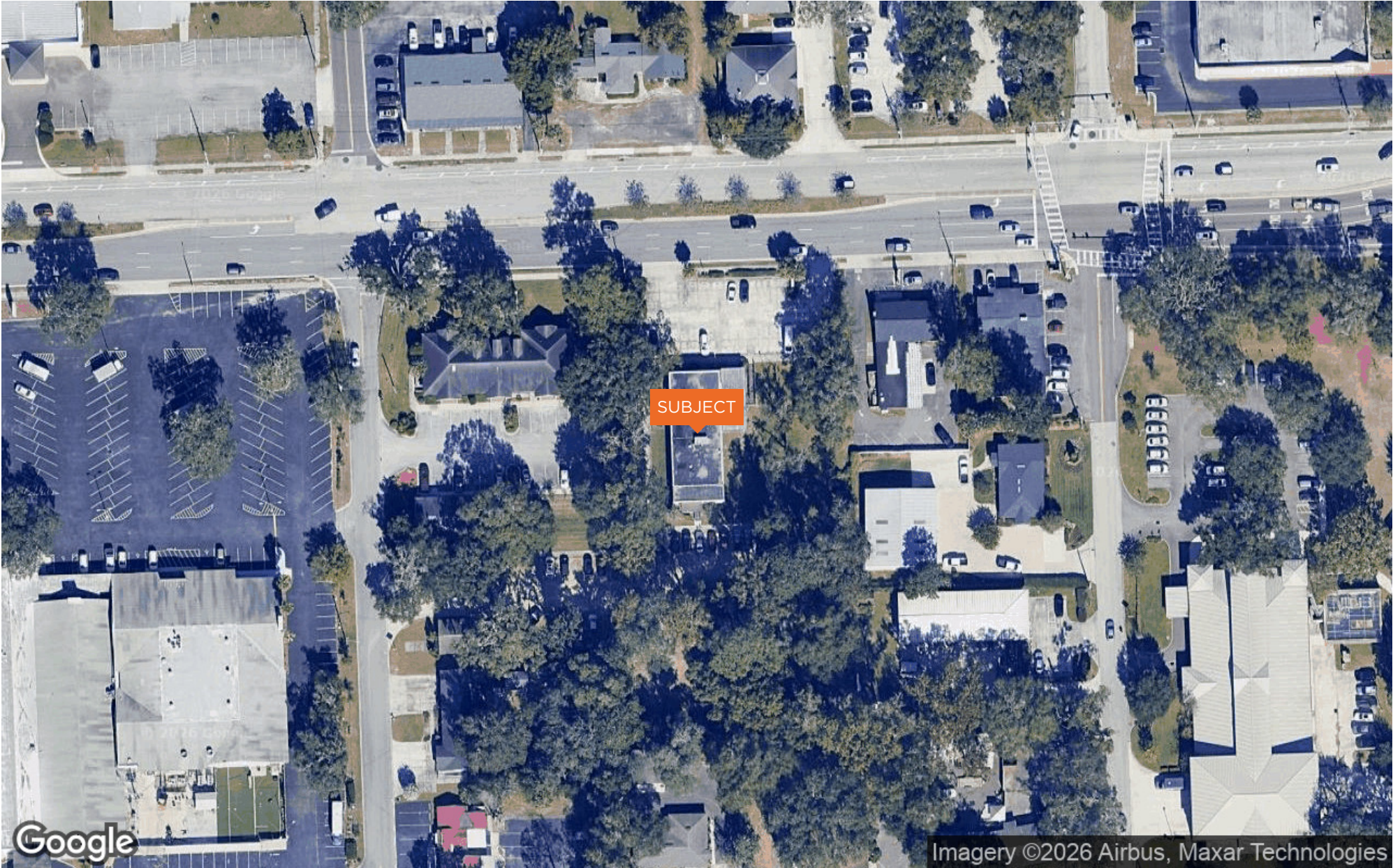


SECTION 1
Location
Information

RETAILER MAP



REGIONAL MAP



SECTION 2
Advisor Bios

ADVISOR BIO 2



JOSEPH D. "CHIP" SISTARE III

Senior Advisor

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PROFESSIONAL BACKGROUND

Chip Sistare brings a unique blend of strategic creativity and expertise to the SVN First Coast Commercial team. Drawing on more than twenty years of banking and real estate experience in the business world, Sistare is well known for his ingenuity and ability to navigate the complexities of financing, construction, and development. He is a creative thinker and action-oriented problem solver. Prior to joining SVN, Chip spent 20+ years as a commercial lender, commercial lending manager and Chief Lending Officer of a local bank. After listening to clients needs, Chip is able to recommend the best financing arrangements that help clients obtain the desired property. He is able to leverage his knowledge of structure, terms and lenders to get deals closed. Mr. Sistare has closed complex and varied commercial projects, specializing in office, historic property, student housing and single tenant investment properties.

From the initial contact to closing, Chip handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, Chip’s ability to communicate clearly with all sides in any negotiation has established him as a true professional in the field.

Chip has a passion for helping guide job seekers through his volunteer work with Crossroads Career Network. He enjoys being outdoors along the beach and St. Johns River.

EDUCATION

BS in Finance from Moore School of Business, University of South Carolina

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ADVISOR BIO 1



ANTHONY MIGLIORE

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PROFESSIONAL BACKGROUND

When it comes to commercial real-estate, few in the Jacksonville area can match Anthony Migliore. Anthony has fifteen years of commercial real estate experience, and has brokered all types of commercial property, from Ft. Myers to Jacksonville. Anthony has represented numerous, well-known companies looking for assistance with their commercial real estate needs, including Iron Mountain, John Deere, Fifth Third Bank, Wells-Wachovia and many others. He has extensive experience with the sale and leasing of office, retail, land, industrial and distressed bank properties. And, combined with the global reach of one of America's largest real estate companies, that means your property is in the right hands. www.firstcoastcommercial.com

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