

FOR SALE 7220 PRC WAY | PALATKA, FL 32177



Premier Development Partners

SALE PRICE

\$2,995,000

Zoning	PID
Lot Size	11.02± acres
Building Size	42,946± SF
Year Built	2001

Schedule a Tour Today:

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Colliers International | Northeast Florida
3620 NW 43rd St. Unit B
Gainesville, FL 32606



Property Overview

Formerly home to the Alorica Call Center, this 42,946± SF building is located in the city of Palatka, which is in the east central portion of Putnam County just west of the St. Johns River. Built in 2001 and remodeled in 2010, this building features quality interior finishes and lighting, a large conference room and three large training areas and a diesel 400 KVA Kohler back-up generator. Land uses within the subject Business Park and neighboring developed areas consist of a mixture of commercial, medical and residential developments. The immediate area surrounding the site is a newer area of development. Consisting primarily of commercial uses along major highways and residential uses along secondary roadways. Two major developments around this area include the Putnam Community Medical Center, a 99-bed acute care facility that offers a 10-bed Intensive/Critical Care Unit, Step-Down Care Unit, Cardiac Cath Lab, medical and surgical units, family birthplace center, and a 24-hour emergency department. Putnam Community also provides inpatient and outpatient rehabilitation

services. As well as the St. Johns River Johns Avenue and College Road. The campus includes a main administration building, student center, book store, health building with athletic facilities, and a fine arts complex with a 640-seat auditorium. In 2016 St. Johns River State College had an annual unduplicated headcount of 10,788.

Property Highlights

- All utilities currently in service
- New roof 2011
- Electronically controlled 21 +/- zone HVAC system
- Close proximity to hospital, college and airport
- 427 parking spaces
- Owner will divide

Demographics



Population
(2018)



Population
Projection (2023)



Average Household
Income (2018)



Projected Average Household
Income (2023)

	Population (2018)	Population Projection (2023)	Average Household Income (2018)	Projected Average Household Income (2023)
1 Mile	2,083	2,075	\$29,930	\$34,041
3 Mile	12,179	12,151	\$51,357	\$57,555
5 Mile	20,472	20,406	\$51,274	\$57,872

Source: Esri 2019

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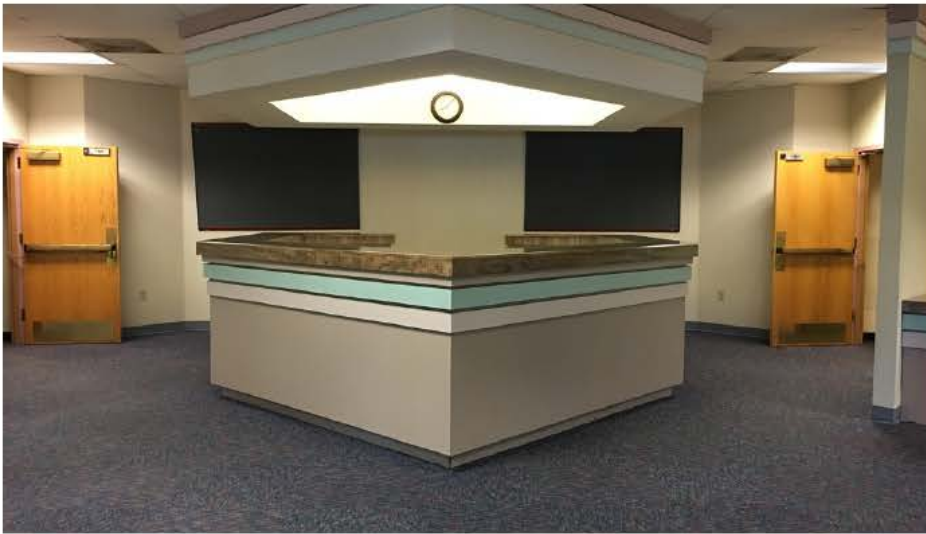
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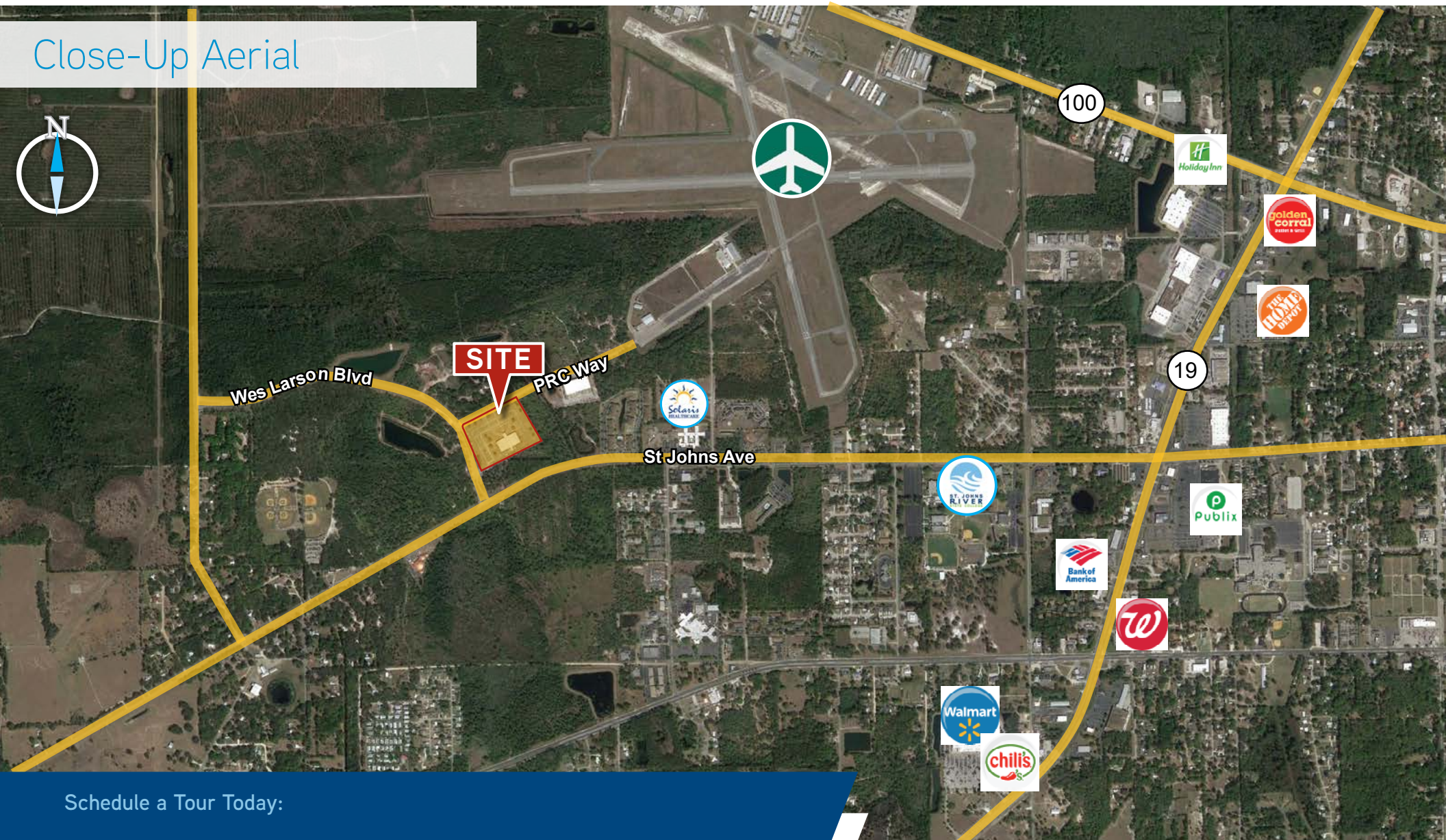
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Close-Up Aerial



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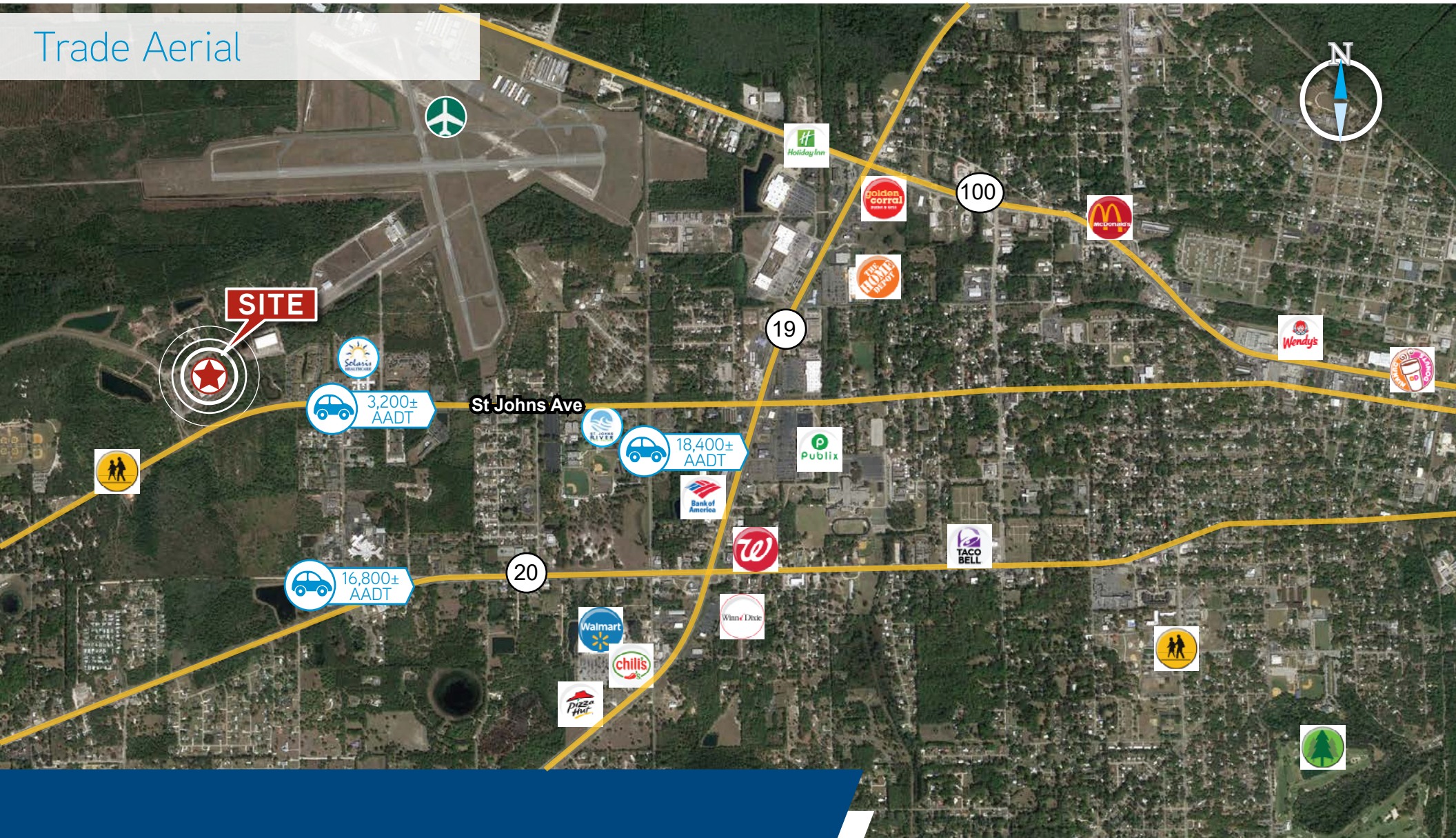
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Trade Aerial



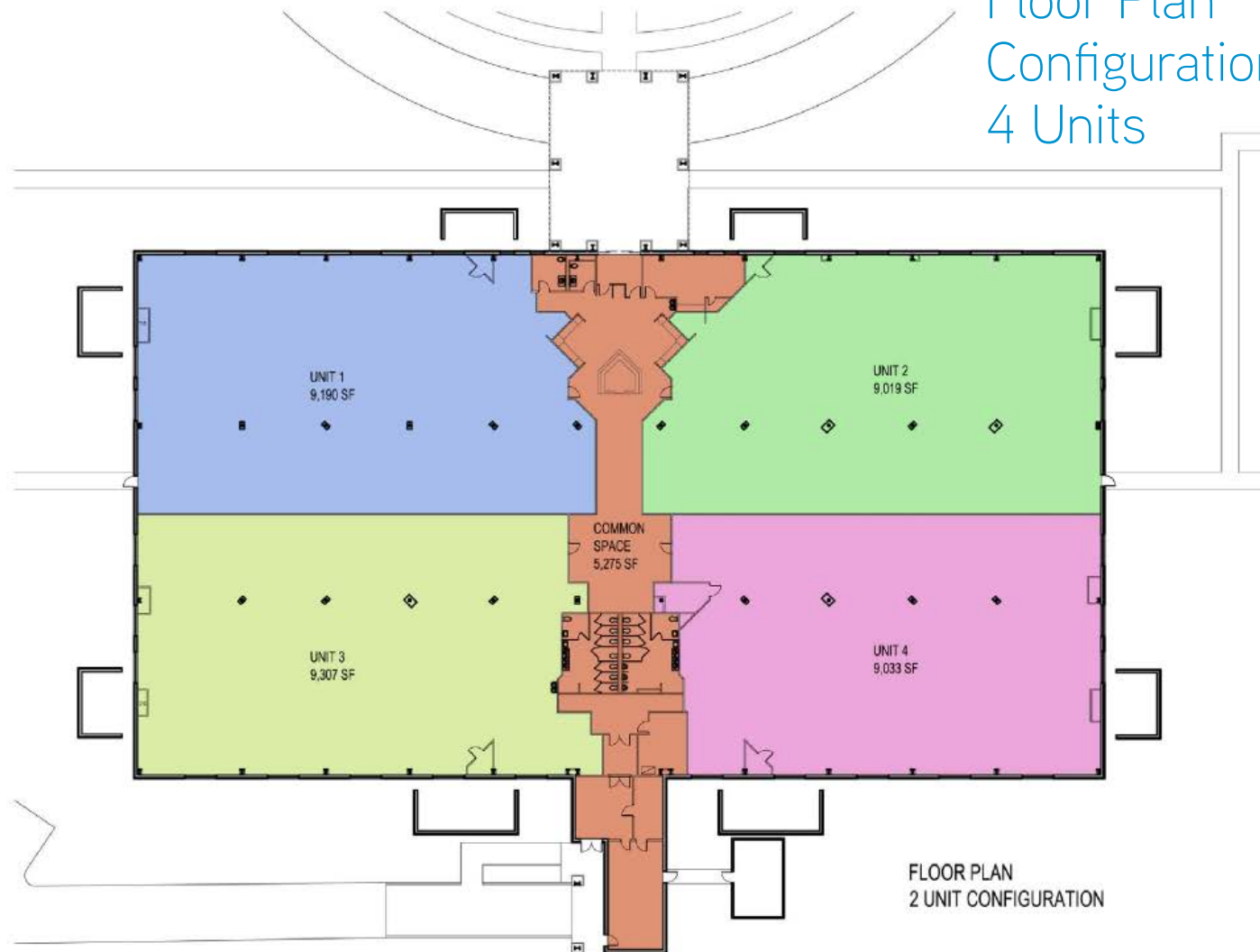
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Floor Plan Configurations 4 Units



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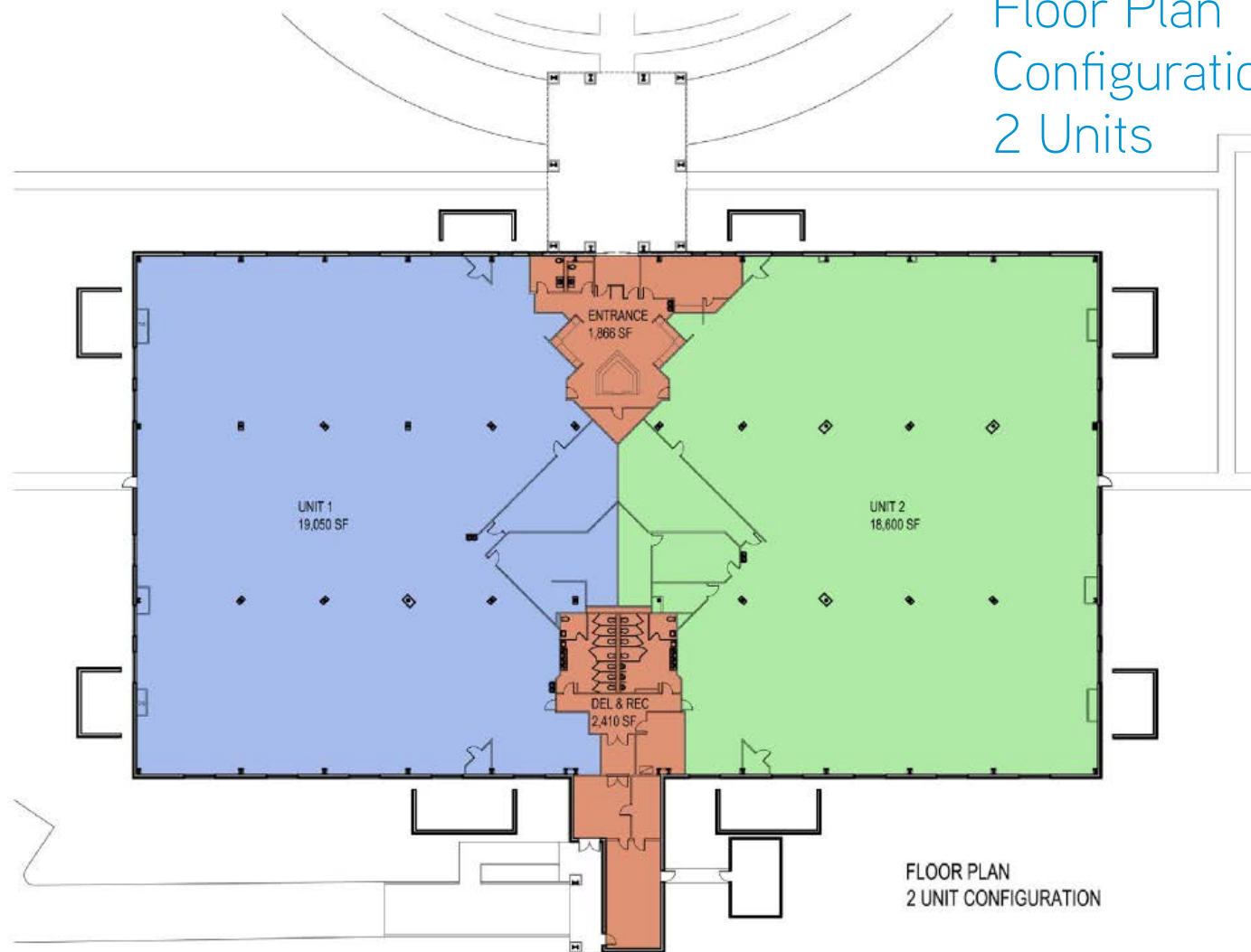
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Floor Plan Configurations 2 Units



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Quality of Life


Putnam County residents enjoy an incredible quality of life with agreeable weather year-round and an abundance of water.

We are a nature-based community, rich in history and heritage, some of which is depicted in over 30 murals throughout the city of Palatka. Putnam County is a fishing mecca, known as the Bass Capital of the World.

Other recreational highlights include:

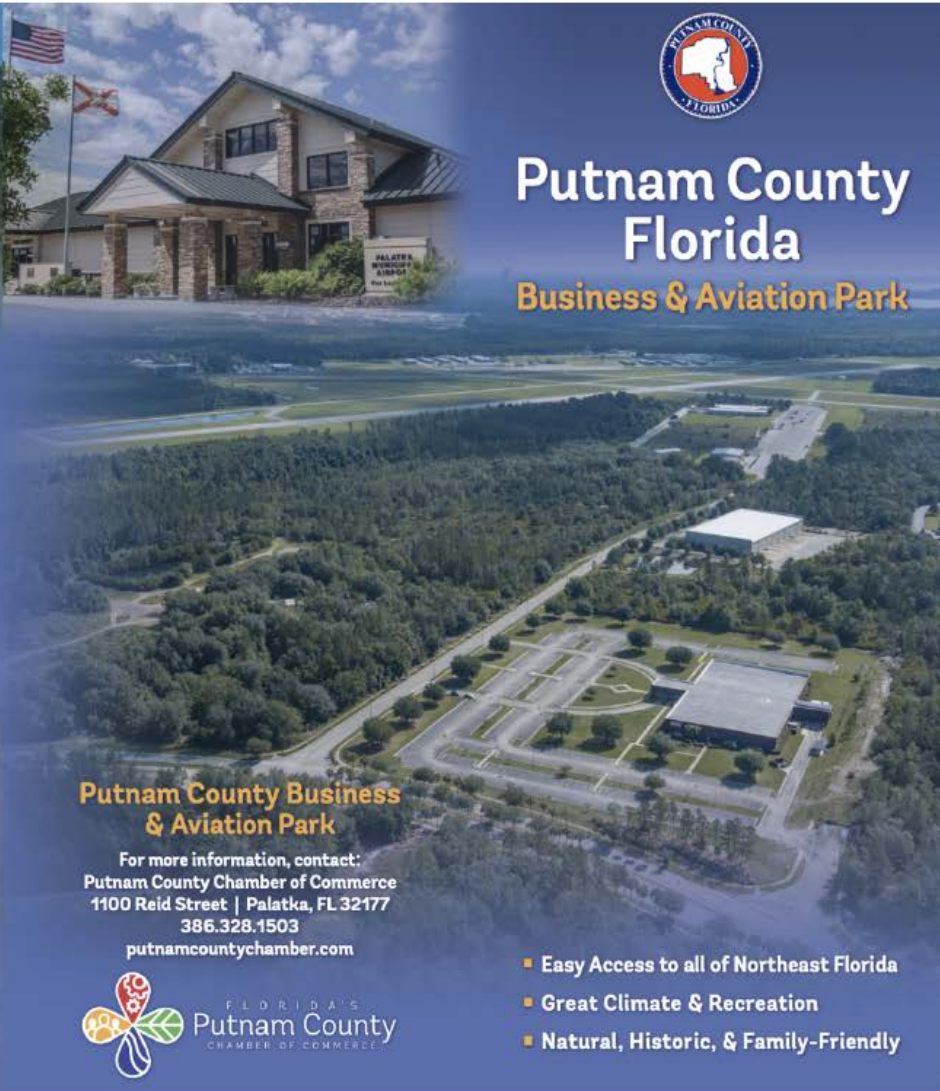
- National, State & local parks
- Original Donald Ross designed golf course
- Festivals throughout the year
- Great multiuse, hiking & paddling trails






Putnam County Florida

Business & Aviation Park




Putnam County Business & Aviation Park

For more information, contact:
Putnam County Chamber of Commerce
1100 Reid Street | Palatka, FL 32177
386.328.1503
putnamcountychamber.com



FLORIDA'S
Putnam County
CHAMBER OF COMMERCE

- Easy Access to all of Northeast Florida
- Great Climate & Recreation
- Natural, Historic, & Family-Friendly




Park Overview


Putnam County developed the Business Park adjacent to the City of Palatka's Industrial Park. Both are connected to the Palatka Municipal Airport, which makes it a viable location for aviation industries.

The Park has a four-lane entrance on St. Johns Avenue and a secondary entrance on County Road 309C, which borders the Airport to the west and directly connects to State Road 100.

The Business Park has 128 acres and two available buildings.



42,946 sq. ft.



51,000 sq. ft.

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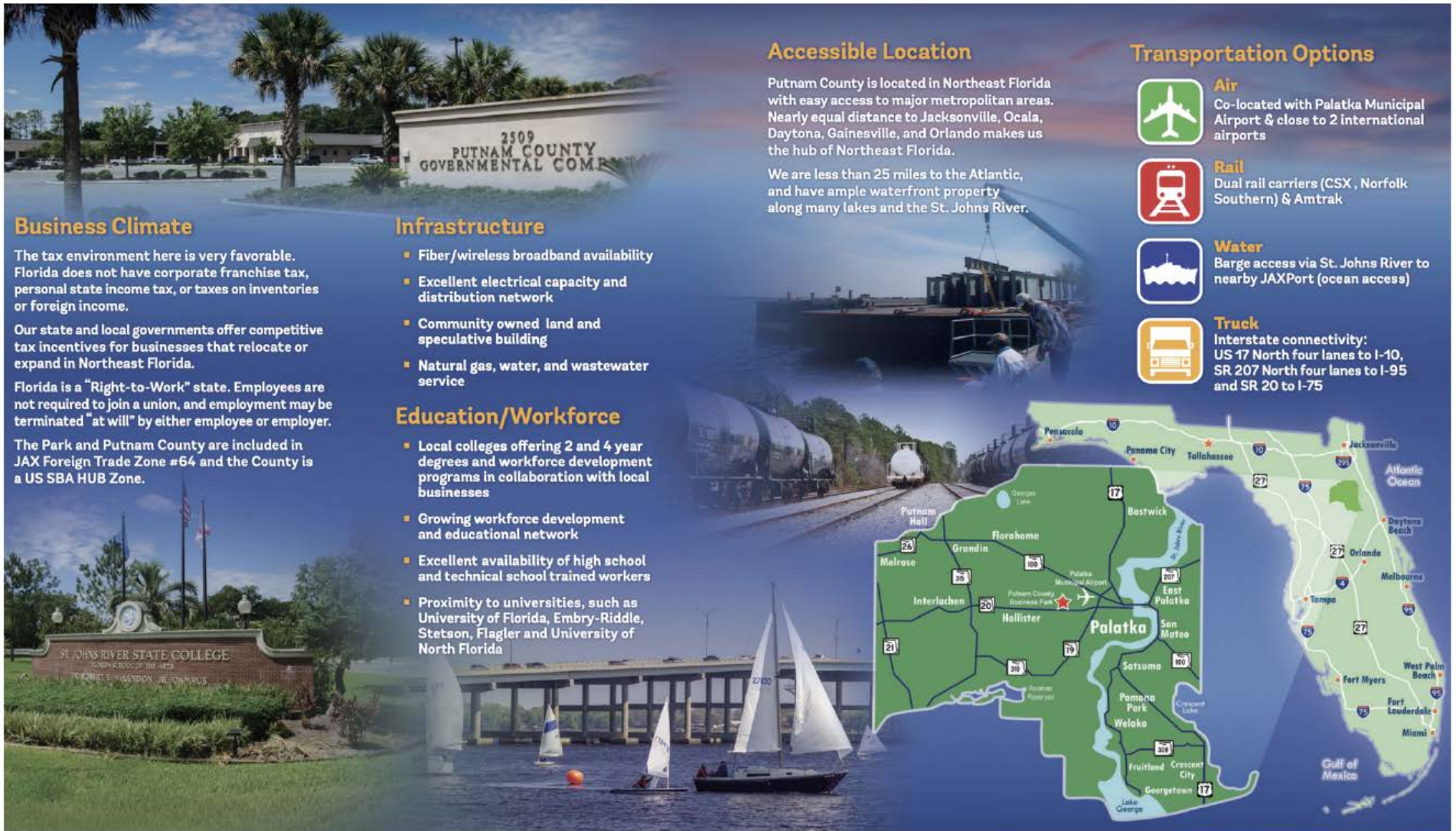
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Business Climate

The tax environment here is very favorable. Florida does not have corporate franchise tax, personal state income tax, or taxes on inventories or foreign income.

Our state and local governments offer competitive tax incentives for businesses that relocate or expand in Northeast Florida.

Florida is a "Right-to-Work" state. Employees are not required to join a union, and employment may be terminated "at will" by either employee or employer.

The Park and Putnam County are included in JAX Foreign Trade Zone #64 and the County is a US SBA HUB Zone.

Infrastructure

- Fiber/wireless broadband availability
- Excellent electrical capacity and distribution network
- Community owned land and speculative building
- Natural gas, water, and wastewater service

Education/Workforce


- Local colleges offering 2 and 4 year degrees and workforce development programs in collaboration with local businesses
- Growing workforce development and educational network
- Excellent availability of high school and technical school trained workers
- Proximity to universities, such as University of Florida, Embry-Riddle, Stetson, Flagler and University of North Florida

Accessible Location

Putnam County is located in Northeast Florida with easy access to major metropolitan areas. Nearly equal distance to Jacksonville, Ocala, Daytona, Gainesville, and Orlando makes us the hub of Northeast Florida.


We are less than 25 miles to the Atlantic, and have ample waterfront property along many lakes and the St. Johns River.

Transportation Options




Air

Co-located with Palatka Municipal Airport & close to 2 international airports




Rail

Dual rail carriers (CSX, Norfolk Southern) & Amtrak




Water

Barge access via St. Johns River to nearby JAXPort (ocean access)



Truck

Interstate connectivity: US 17 North four lanes to I-10, SR 207 North four lanes to I-95 and SR 20 to I-75



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The Premier Difference

Premier Development Partners creates environments in which their clients thrive and grow. Premier's broad experience in commercial real estate includes development, site and building infrastructure, interior and exterior construction and asset value creation. Premier's extensive experience results in seamless delivery of intelligently built environments that exceed client expectations and budget demands without compromising quality or safety.

Company History

Premier Development Partners was formed in 2006 with the acquisition of 330 acres in Northeast Ohio, previously owned by Duke Realty Corporation. As Duke exited the market, Spencer Piszczak, Duke's Senior Vice President of industrial development, and Ross Farro, former Senior Vice President of Duke's office development, joined forces to create a full-service development and construction firm with the history, expertise and vision to benefit corporate real estate users in Northern Ohio and elsewhere. Every member of Premier's core team is a partner in the company with a personal stake in client satisfaction and the success of the enterprise. All have expertise in commercial construction, project management and interior build-out. Each player is a dependable member of the Premier team. For clients, this translates into a real estate development partner with the experience to not just solve problems, but anticipate them and provide solutions before they can adversely affect the success of the project.

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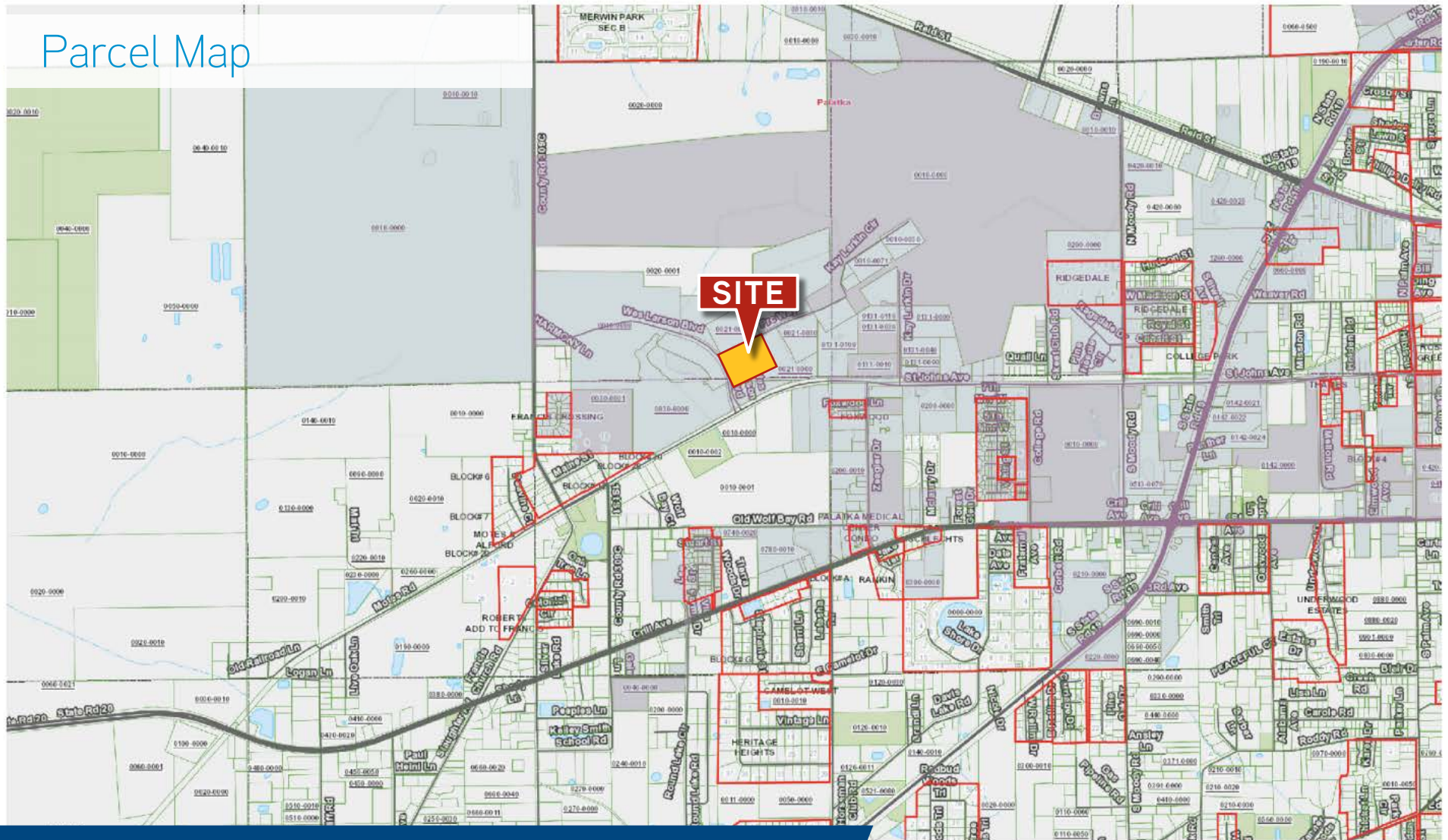
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Parcel Map



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