

Spacious freestanding office fronting Old Orange Park Rd, just south of I-295 in Orange Park, FL. The property was formerly a long term care pharmacy and includes a USP 797 compliant clean room.

FEATURES

- 7,306±SF finished office formerly operating as a long term care pharmacy
- Built in 2003, the property consists of 7 offices, a call center/bullpen area, 3 bathrooms, large open lab/production area, reception area, mechanical room, break room, conference room, IT room and large stock room
- On-site generator with auto transfer switch, HVAC system with HEPA filtration and grade level, double doors for deliveries

- On-site front and rear parking areas with 25 parking stalls
- Excellent location for an office/medical use, IT use, service related business, etc., that needs close proximity to the highway
- Ideal for a user that needs a building designed to avoid disruptions to power or otherwise. The site was designed to remain up and running 24/7

Contact us:

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Sales price:

\$900,000

Lease price:

\$13/SFNNN



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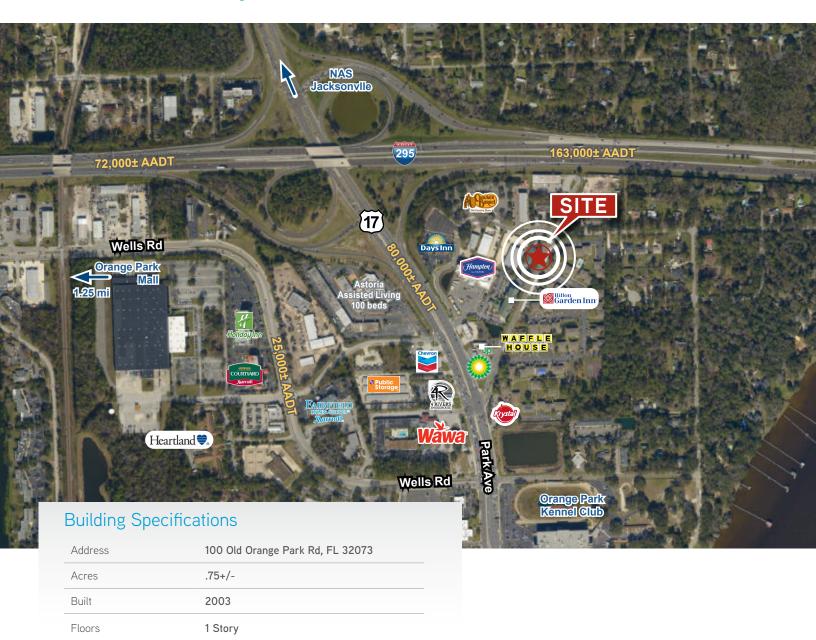








For Sale/Lease | 100 Old Orange Park Rd, FL 32073



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Demographics

Zoned

Price

Construction



2020 TOTAL POPULATION

1 Mile: 4,315 3 Mile: 35,697 5 Mile: 100,149



Commercial

Concrete Block

For Sale: \$900,000

For Lease: \$13/SF NNN

2020 DAYTIME POPULATION

1 Mile: **6,434**3 Mile: **50,241**5 Mile: **111,109**



2020 AVERAGE HH INCOME

1 Mile: \$68,268 3 Mile: \$65,370 5 Mile: \$79,965

Source: Esri 2020



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