

FOR LEASE

Rail Served Warehouse / Northside Nassau County, FL



850529 US Highway 17, Yulee, Florida 32097



LEASE RATE: **\$3.50 PSF**
SQ FEET: **72,000 Available**
ZONING: **IH-Heavy Industrial**
LOT SIZE: **36.8 Acres**
COUNTY: **Nassau**

- ◆ This 36.8 acre industrial site is strategically located near all the major transportation hubs in North-east Florida.
- ◆ Three warehouse spaces currently available: 72,000 sf, 48,000 sf and 17,000/sf spaces
- ◆ 20'-foot clear height, numerous dock-high and ramp doors, electrical substation on site, ample parking
- ◆ Property is serviced by a one-rail spur on a major CSX line.

The rapidly-growing city of Yulee is located in Nassau County, northeast of Jacksonville. Just minutes from the beaches of Amelia Island and Fernandina Beach, Jacksonville International Airport, I-95 the Port of Jacksonville.



Rob Lawrence
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 Direct 904-421-8545

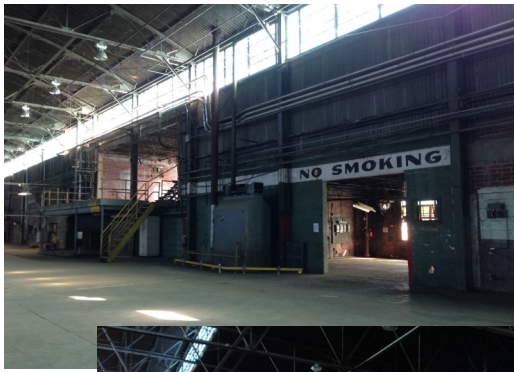
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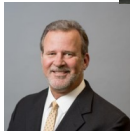
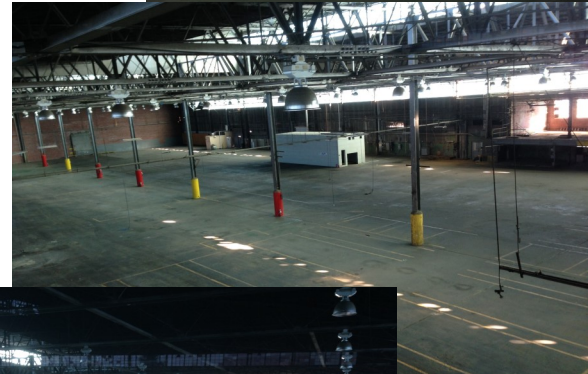
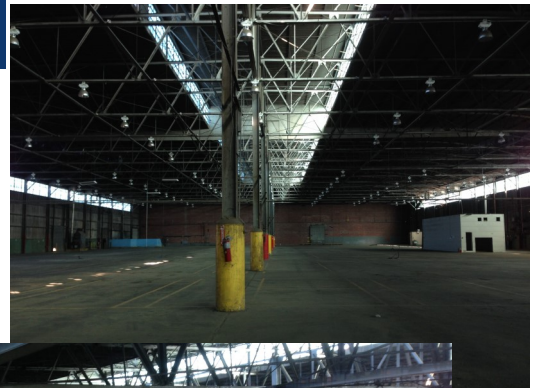
BLDG: #1 72,000/SF

- ◆ 4 Dock Doors
- ◆ 1 over size drive in door
- ◆ 3 rail doors

BLDG #4: 48,000 /SF

- ◆ 1 Roll Up Door Dock High
- ◆ Office 1,200/sf

BLDG #3: 17,000/SF



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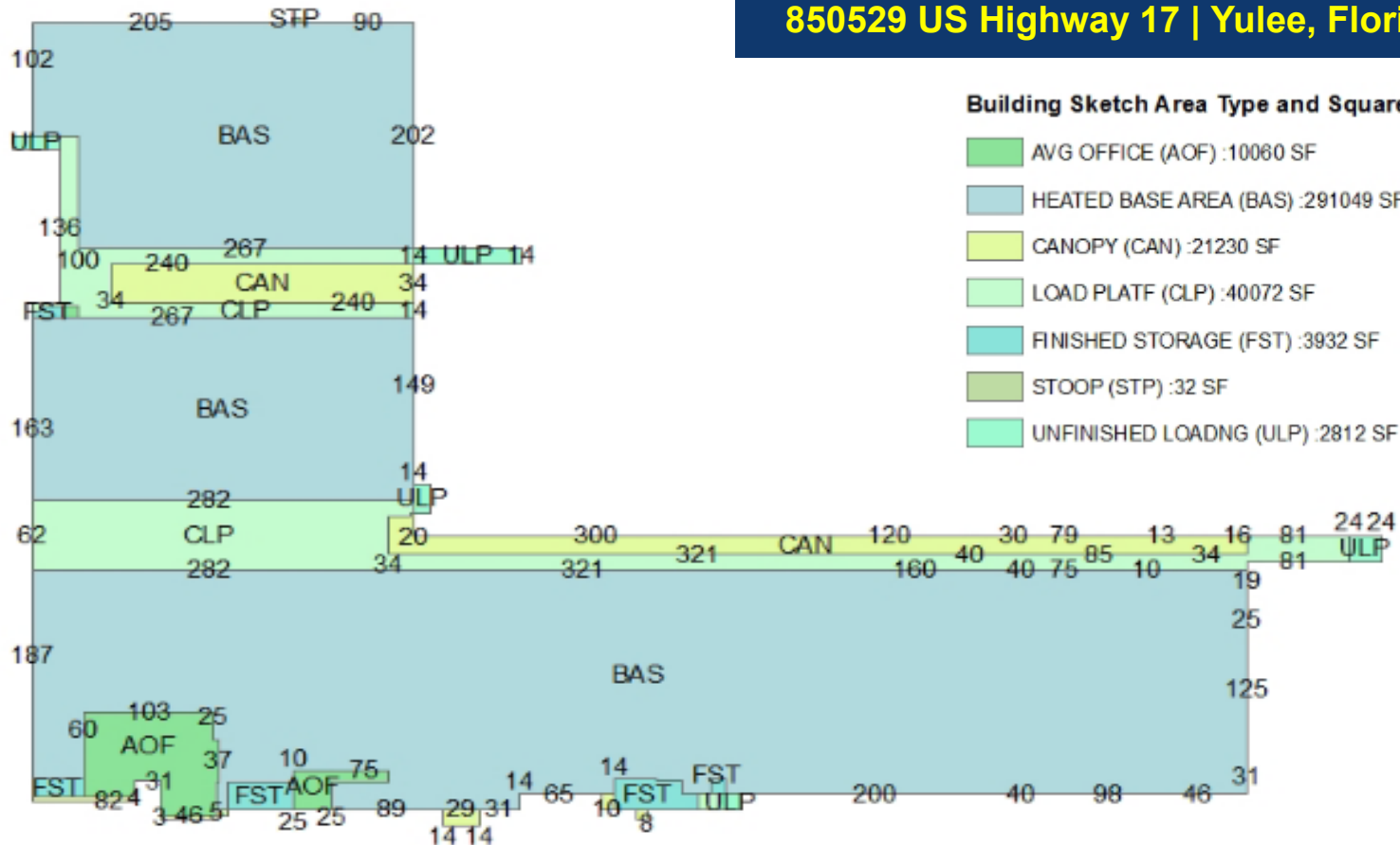
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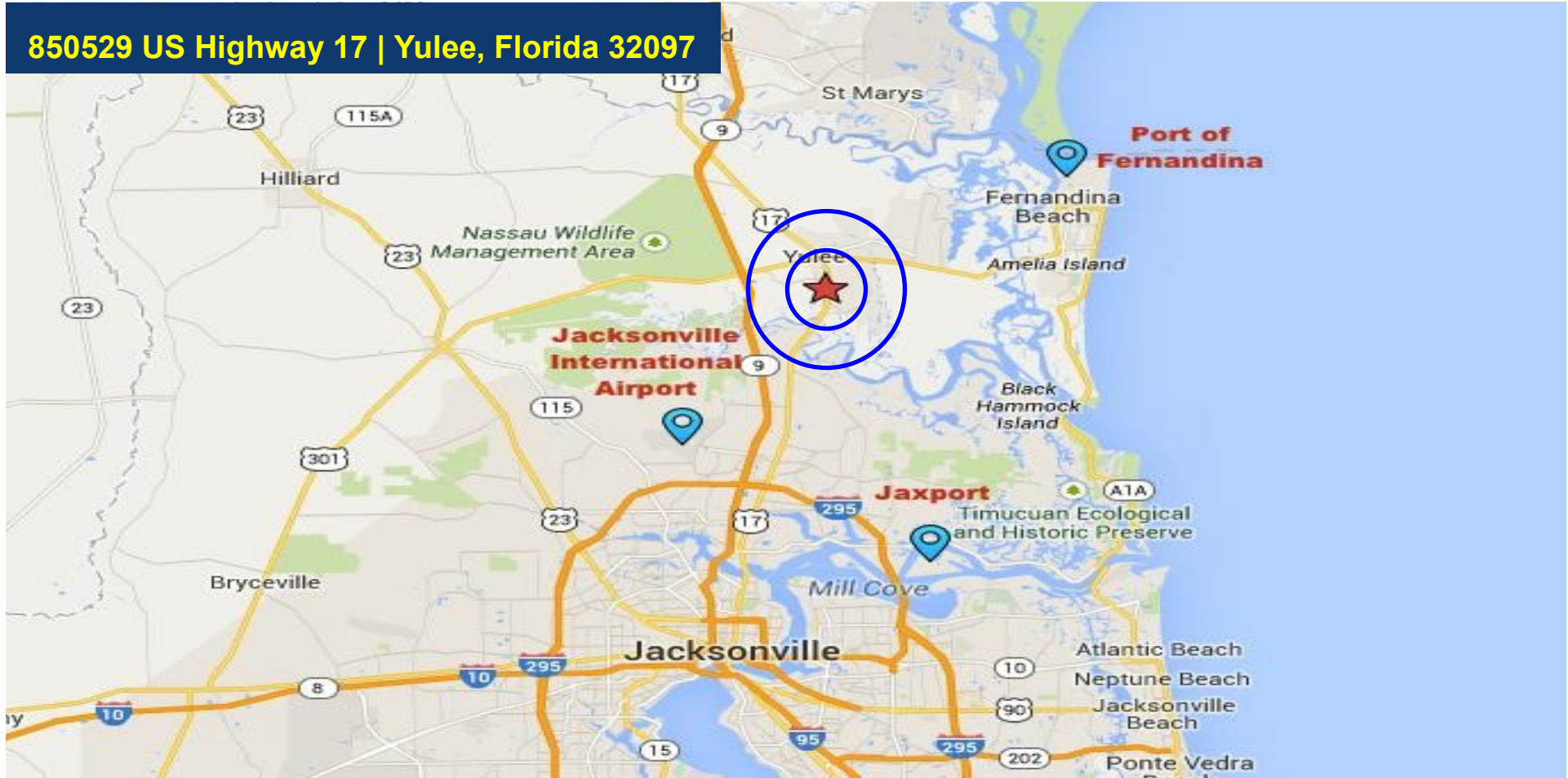
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