

VIEW ONLINE 

colliers.com/jacksonville

100 Old Orange Park Rd. Office for Sale/Lease

100 Old Orange Park Rd, FL 32073

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

Sales price:

\$900,000

Lease price:

\$13/SF NNN

Contact us:

Matt Enriken

Executive Director

+1 904 861 1148

matt.enriken@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.

1084743





Building Specifications

Address	100 Old Orange Park Rd, FL 32073
Acres	.75+/-
Built	2003
Floors	1 Story
Zoned	Commercial
Construction	Concrete Block
Price	For Sale: \$900,000 For Lease: \$13/SF NNN

Demographics



2020 TOTAL POPULATION

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



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

Matt Entriken

Executive Director
+1 904 861 1148

matt.entriken@colliers.com



Colliers International
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville