

Flex | For Sale

CBRE

Office|Flex Warehouse

±9,522 SF



391 CORPORATE WAY, ORANGE PARK, FL

SALE PRICE \$1,500,000

± 1 MILE TO I-295 & NAS JAX

For more information,
contact

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First Vice President

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±9,522 SF Office Industrial
391 CORPORATE WAY | ORANGE PARK, FL

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PROPERTY OVERVIEW

- 1997 constructed CMU & steel frame warehouse
- Column free, grade level with 12'6" to 13'6" clear ht
- 3 drive-in 12' w x 15' roll up doors
- Gross building ±9,552 SF on ±.75 acres

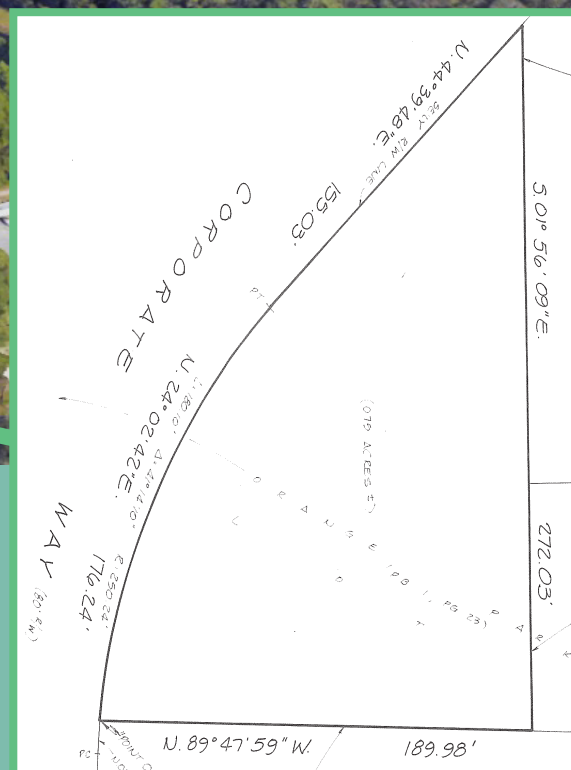
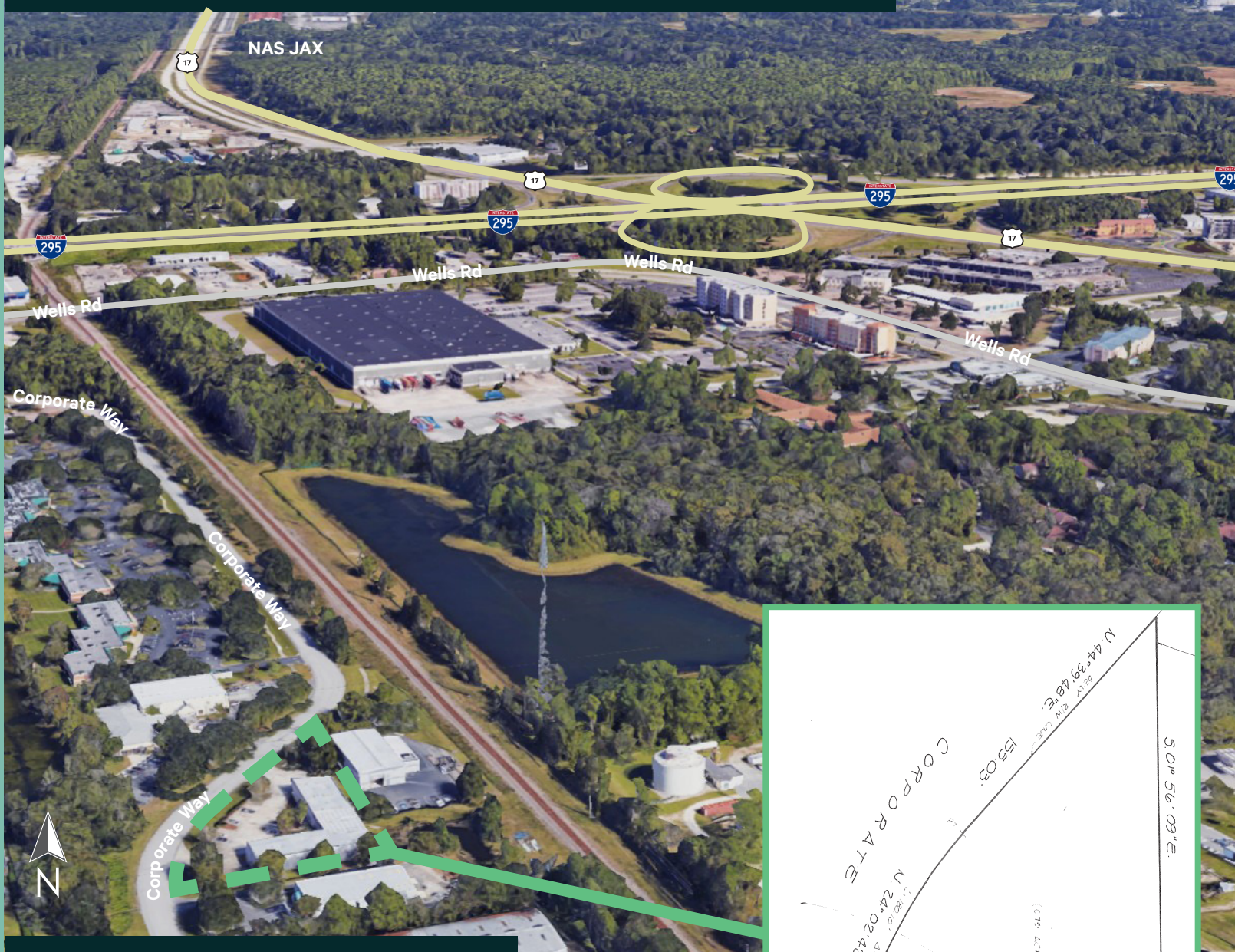


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DOWNTOWN JACKSONVILLE

AERIAL LOCATION



SURVEY

3 Tenant Office/Warehouse Bays

Suite A ±3,000 SF

Suite B ±2,900 SF

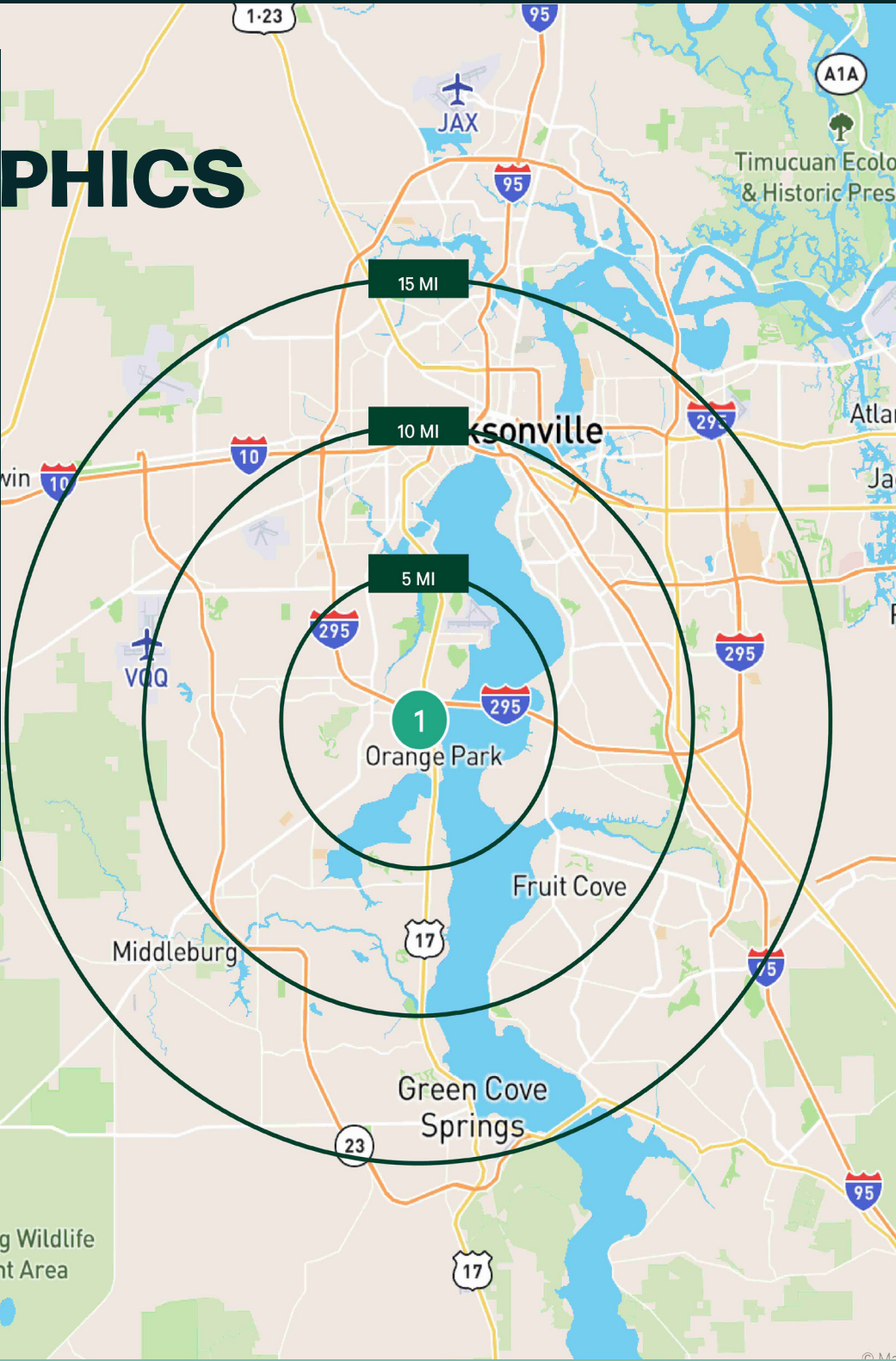
Suite C ±2,900 SF

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AREA DEMOGRAPHICS

	5 mi	10 mi	15 mi
Employment			
Employees	44,511	234,466	441,887
Businesses	4,552	24,214	41,087
Residential Unemployment	4.8%	4.6%	4.8%
Income			
Median Household Income	\$81,609	\$85,142	\$81,660
Home Ownership			
Owner Occupied Units	64.0%	61.7%	59.8%
Population			
2025	119,689	587,905	1,054,735
estimated growth 2030	338,440,954	338,440,954	338,440,954



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