

Flexible Office & Warehouse Space Under One Roof

916 to 8,000 Square Feet



5174 FIRST COAST HIGHWAY
Fernandina Beach, FL 32034



OFFICE SPACE

Private entry
ADA compliant restrooms
Great natural light
Ideal for office, retail, or
service businesses



WAREHOUSE SPACE

- ✓ High ceilings (up to 20 ft)
- ✓ Drive-in overhead doors
- ✓ Open, functional layout
- ✓ Great for storage, distribution,
or workshop use



MULTIPLE SIZE OPTIONS AVAILABLE!

916 to 8,000 Square Feet

From compact to spacious—we have options!



ONE RENTER. THE WHOLE BUILDING.

Enjoy the entire property for your
business—no sharing, no split
spaces, **just one renter in control.**



SCHEDULE A TOUR TODAY!

Don't miss this opportunity to **grow your business.**

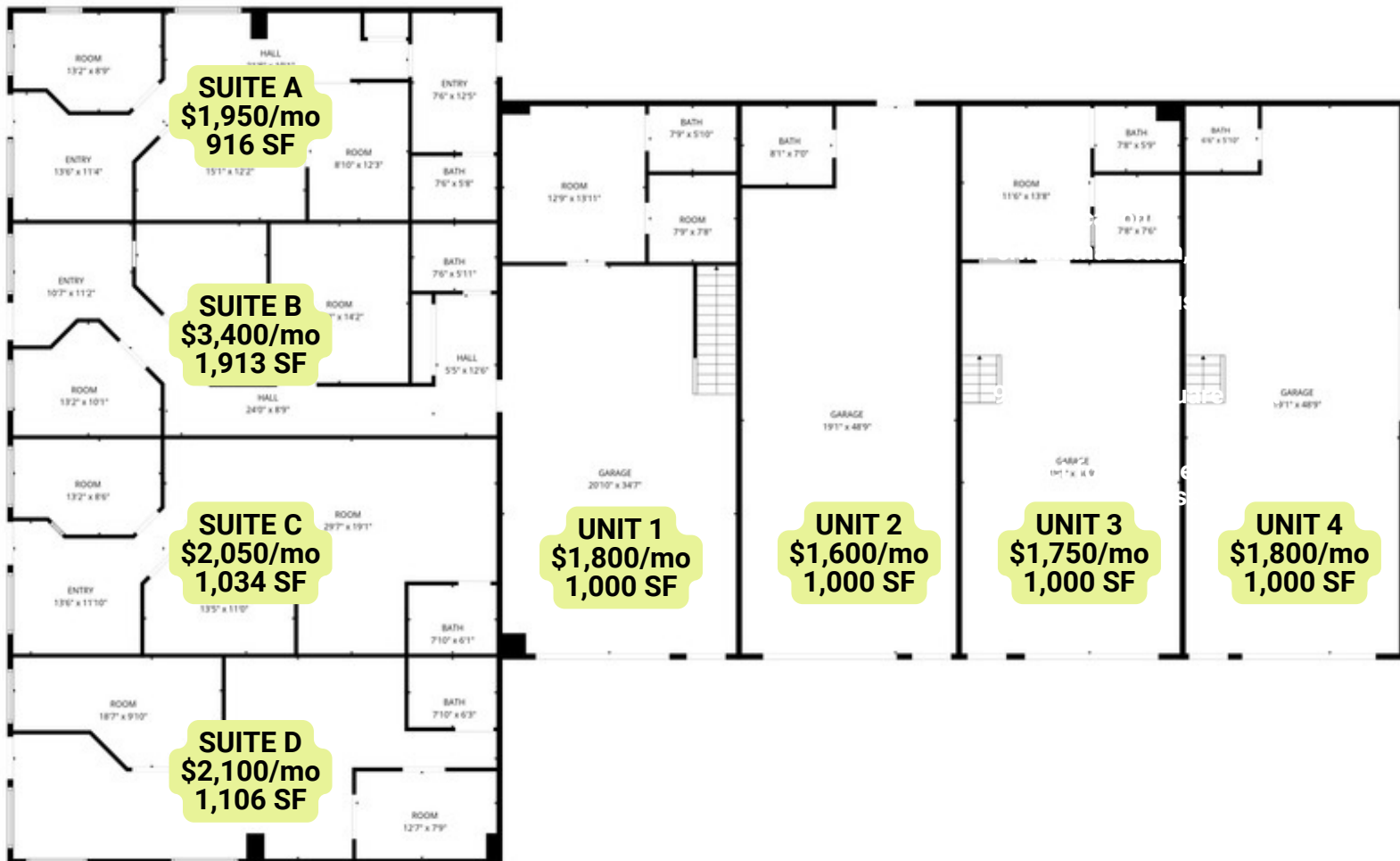


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Total GLA: 3366 sq. ft | Total: 8356 sq. ft
 1st floor: 3366 sq. ft (Excluded areas 4004 sq. ft)
 2nd floor: 0 sq. ft (Excluded areas 3079 sq. ft)

FLOOR PLAN CREATED BY CURCAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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