



2,160 SF FREESTANDING BUILDING | FOR SALE OR FOR LEASE

409 N Palmetto Ave
Green Cove Springs, FL 32043

KAYLA DEGUZMAN
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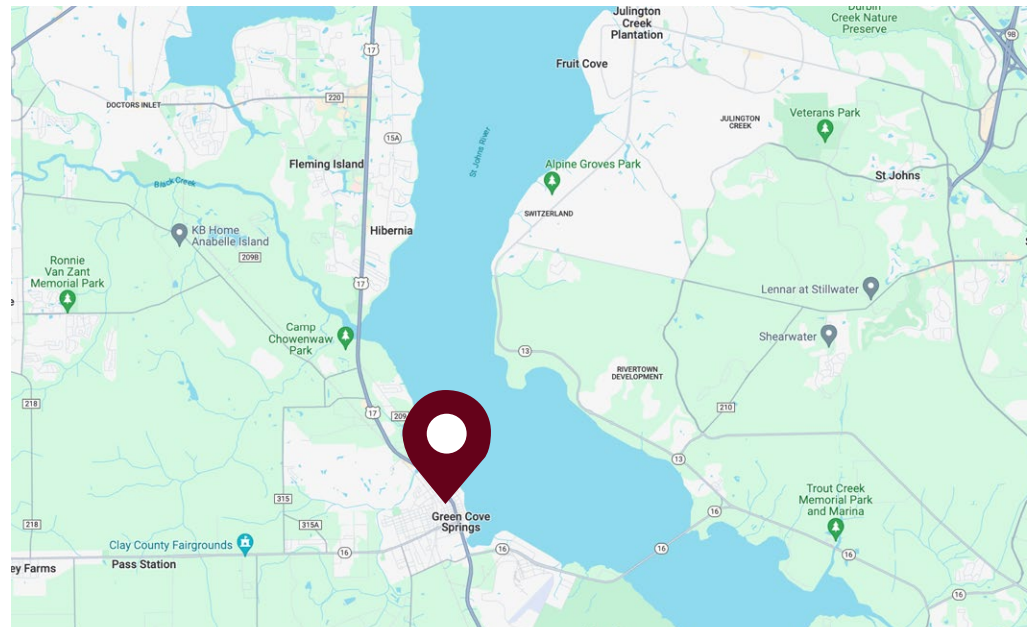
PROPERTY OVERVIEW

Discover a prime opportunity with the sale or lease of 409 N Palmetto Ave, Green Cove Springs, FL. This 2,160 SF single-tenant industrial/office building is perfect for both owner-user buyers and tenants looking to capitalize on the thriving Clay County market. The property offers versatile space suitable for a variety of industrial, office, medical, or retail uses.

Don't miss your chance to own or lease a strategic asset in a high-demand area, positioned for success and ready to support your business or investment goals. Act now and secure your place in this sought-after location.

OFFER DETAILS

Address:	409 N Palmetto Ave, Green Cove Springs, FL
Sale Price:	\$575,000.00
Lease Rate:	\$15/SF
NNN:	Estimated +/- 2.50/SF
Sale Type:	Owner User / Investment
Size:	2,160 SF
Lot Size:	0.15 AC
Year built:	December 2022
HVAC:	Jan 2023
Property Type:	Industrial / Office
County:	Clay
Parcel ID:	38-06-26-017639-001-00
Zoning:	WAREH STOR / 8400
Roll Up Door:	One (1)



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INTERIOR PHOTOS

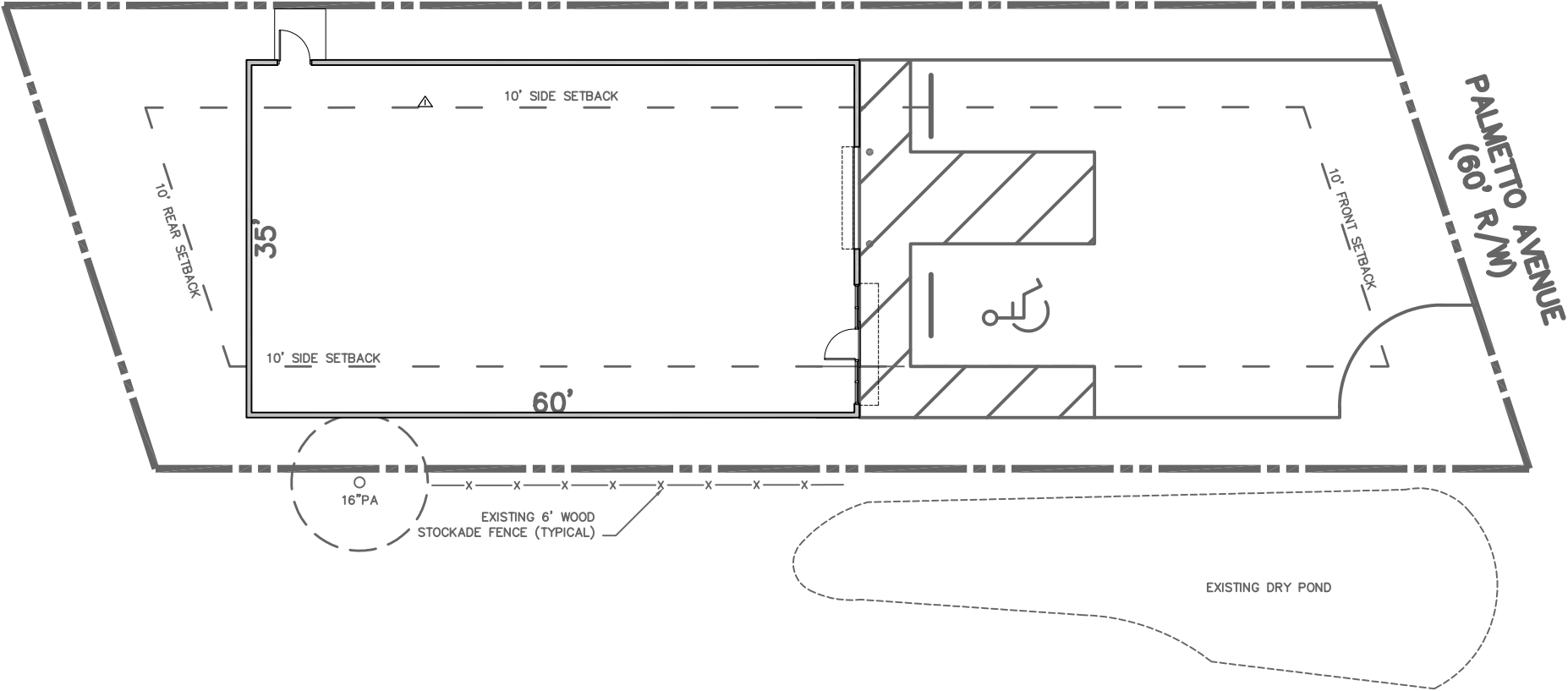


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SITE PLAN



SURROUNDING AREA



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FIRST COAST EXPRESSWAY



“The First Coast Expressway (FCE, SR 23) is a multi-lane, limited access toll road that, once completed, will cross parts of Duval, Clay and St. Johns counties. Expressway traffic will pass through electronic toll gantries without stopping. The gantries will contain an electronic system that will either detect the vehicle's SunPass transponder device or scan the vehicle's license plate for a toll-by-plate invoice in the mail. The total length of the proposed roadway is approximately 46 miles. The FCE will reduce congestion on other major roadways in the region, important not only for daily commuters but also critically important during times of storm-related evacuation.”