

## WAREHOUSE SPACE AVAILABLE



## 1545 MAIN STREET ATLANTIC BEACH, FLORIDA 32233 BUILDING I: 22,631 SF, Including 4,920 SF of Office Potential Subdivide: 13,631 SF with 4,940 SF of Office / 9,000 SF Warehouse

 $\Rightarrow$  Location: Conveniently located off of A1A/ Mayport Road on tree lined Main Street, close to Mayport Naval Station.

 $\Rightarrow$  Lease Rates: Starting from 12.00 per usable square foot annually, plus a \$1.60 psf CAM .

⇒ Amenities: Grade Level and Dock High Roll Up Doors and Rest Room packages for each suite. Fire Safety Sprinkler System. ⇒ **Type of Space:** Warehouse, with a small percentage of office, available for immediate occupancy. Ceilings at 18' high Bldg. I & 20' high Bldg. II.

 $\Rightarrow$  Lease Term: Flexible Three, Five Year and Longer Lease terms available.

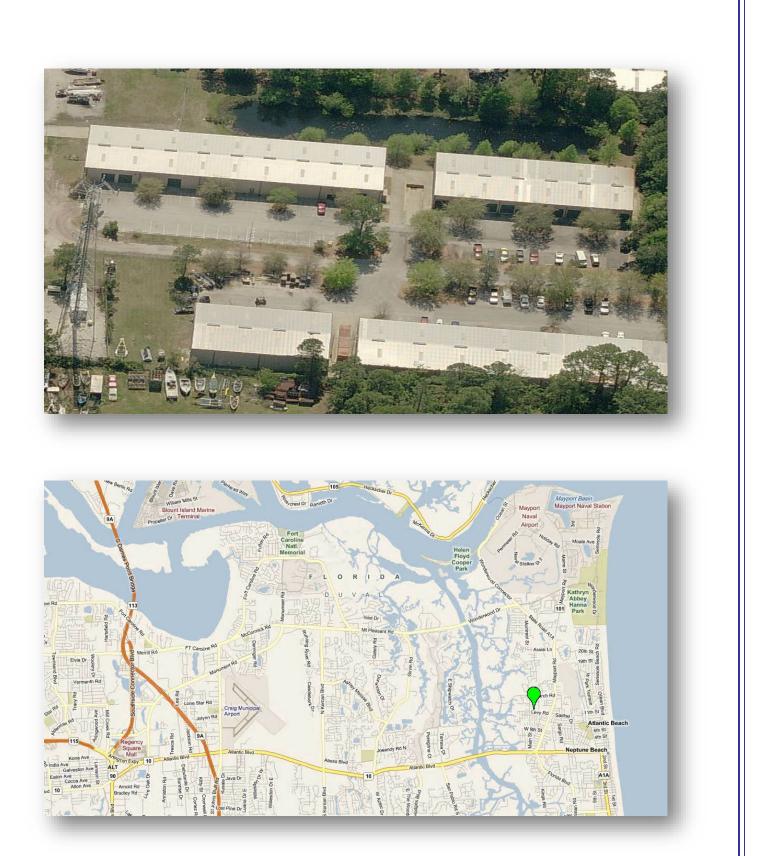
⇒ **Parking and Area:** Ample Free surface parking adjacent to building. Fenced parking area with security lighting.

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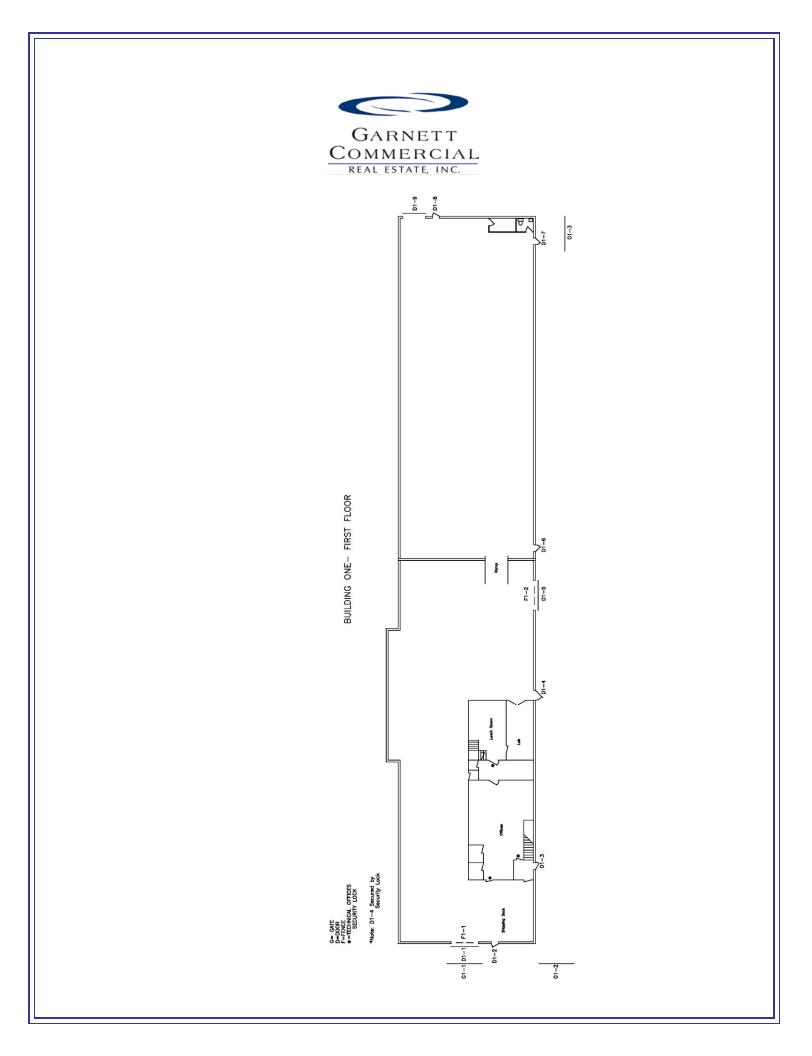


Property:	1545 Main Street Atlantic Beach, Florida 32233
Building Type:	Office/Warehouse Property.
Building/Site Size:	Building I: 22,631 SF with 4,920 SF of Office.
	Subdividable to 13,631 SF (includes 4,920 Office SF) and 9,000 SF Wareshouse.
NNN Base Rent:	\$12.00 PSF Annually. (4% Annual Escalations).
CAM Charges:	\$1.60 PSF Annually.
Zoning:	IL (Industrial Light).
Dock Doors:	Building I: 2 Dock High Doors 10'x12' & 12'x12'. (accessed via Truck Pits) 1 Grade Level Door 12'x12''
Power:	Building I: 600 amp / 3 phase.
Parking:	Building I: 47 spaces.
Sprinkler System:	Wet Fire Safety Sprinkler System in place.
Fenced Area:	Security Fencing surrounds both Buildings with Two Gated Entry Points.
Signage:	Potential for Building Signage, subject to Landlord Approval of Design, Materials and Installation Method. Must meet all Govt. Code and Permitting Requirements.
Access:	Location offers easy access to Mayport NAS and Interstate 295 via Atlantic Blvd. and Wonderwood Expressway. Location is surrounded by All Levels of Employee Housing.
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Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.

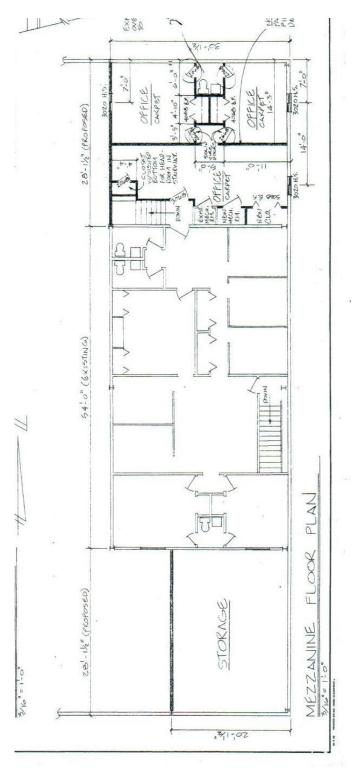


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## 1545 Main St. Bldg. I Second Floor Office Space





## **Building I Dimensions**

