

INDUSTRIAL SPACE FOR LEASE

64 SLEEPY HOLLOW RD, MIDDLEBURG, FL 32068

Kahle Commercial Group



PROPERTY DESCRIPTION

Unique leasing opportunity featuring Industrial Select zoning on highly accessible CR 220. This versatile property offers approximately 6,000 square feet of warehouse space can be used for a variety of industrial or commercial operations. The property also includes approximately 620 square feet of office space, complete with two restrooms, a break room, and a dedicated administrative area, providing a functional layout. This property offers excellent accessibility and connectivity for your business.

PROPERTY HIGHLIGHTS

- 16' x 14' overhead doors
- Ample on site parking
- 2-phase power
- Conveniently located just minutes from Highway 17 and Blading Blvd and First Coast Expressway.

OFFERING SUMMARY

Lease Price:	\$11sf/yr NNN
CAM:	\$1.15/sf
Available SF:	6,000 sf
Lot Size:	3.32 Acres

CYNTHIA MCLAIN, CCIM

Broker Owner
O: 904.541.0700
cmclain@kahlecg.com

SANDRA KAHLE, CCIM

Broker Associate
O: 904.541.0700
skahle@kahlecg.com

KAHLE COMMERCIAL GROUP

2821 Bolton Rd. Suite A
Orange Park, FL 32073

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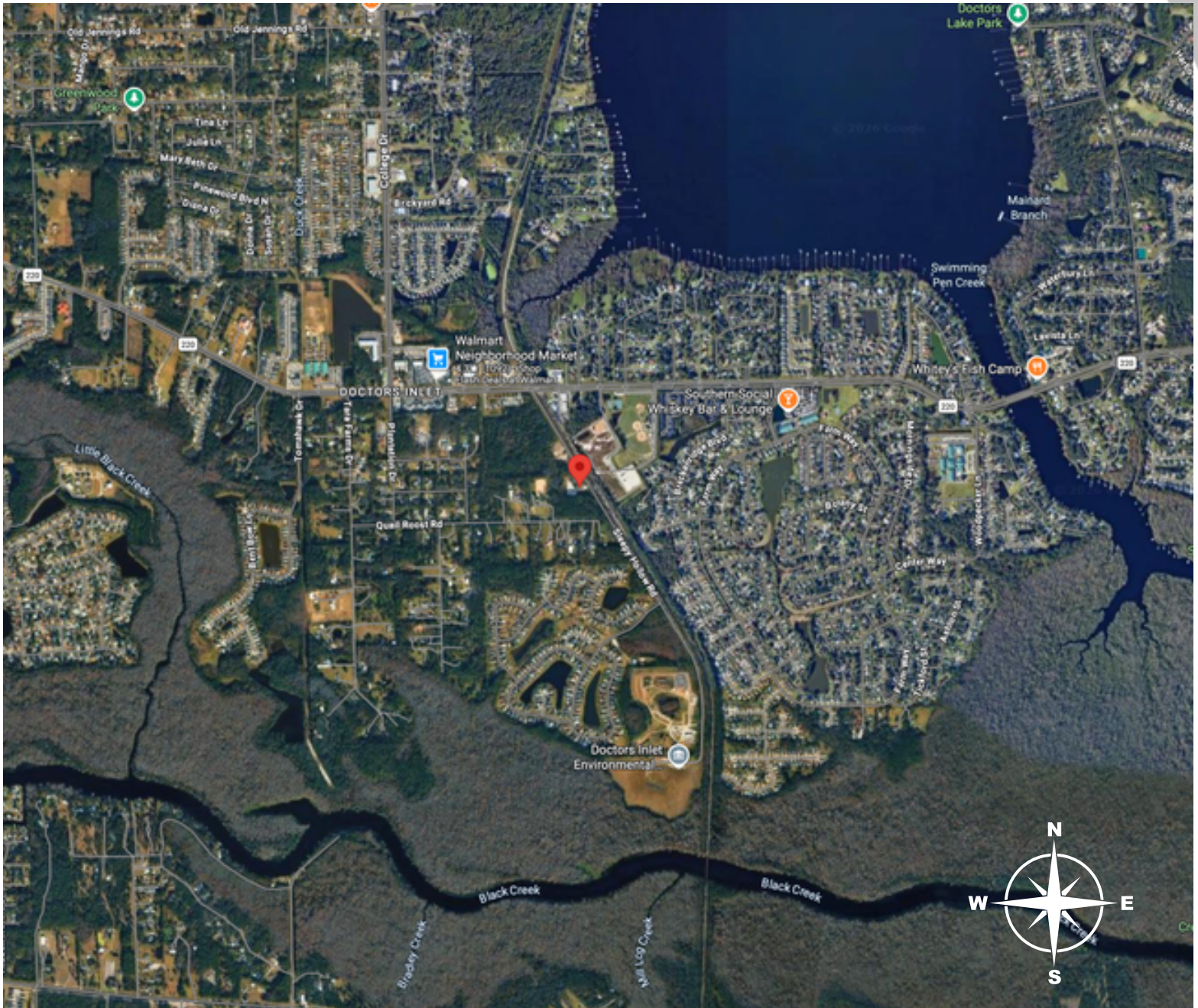
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TOTAL: 1489 sq. ft
1st floor: 1489 sq. ft
EXCLUDED AREAS: UTILITY: 11 sq. ft, STORAGE: 55 sq. ft, WALLS: 88 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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