

1701 Blanding Boulevard

Middleburg, FL | 32068



±13,122 SF Office/Warehouse on 5.02 AC - FOR SALE

As exclusive agents, we are pleased to offer the following property for sale:



- ♦ ±13,122 SF
- ♦ ±5.02 acres
- ♦ ±208 feet frontage on Blanding Boulevard
- ♦ Near new St. Vincent's Hospital and First Coast Outer Beltway
- ♦ Ideal redevelopment
- ♦ Growing retail and medical area
- ♦ **FOR SALE: \$1,800,000**

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Property Features

1701 Blanding Boulevard | Middleburg, FL



MAIN PROPERTY FEATURES:

- ◆ Size
 - ◆ Total size - 13,122 SF
 - ◆ Office - 3,774 SF
 - ◆ Warehouse - 8,340 SF
 - ◆ Mobile office - 1,008 SF
- ◆ Features
 - ◆ Grade level loading
 - ◆ Fenced yard
 - ◆ Paved truck court
 - ◆ Signage on Blanding Blvd
- ◆ Zoning: Brannan Field PUD

PERMITTED USES:

- ◆ Big box/retail
- ◆ Light Industrial
- ◆ Automotive
- ◆ Warehouse/Distribution
- ◆ Outdoor storage
- ◆ Office
- ◆ Healthcare
- ◆ Places of worship
- ◆ Day care centers and private schools
- ◆ Plant Nurseries
- ◆ Funeral Homes and cemeteries



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Proposed First Coast Outer Beltway

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Area Retail Map

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