

# NASSAU COMMERCE CENTER

Yulee, Florida



## Site Location:

- ✓ 2.8 miles to I-95
- ✓ 9.75 +/- miles to Port of Fernandina
- ✓ 31 +/- miles to I-10 via I-295
- ✓ 24 +/- miles to JAX Port via 9A

## Site Facilities:

- ✓ Three buildings, 27,776 SF each
- ✓ Will divide to 7,860 SF +/-
- ✓ 14 - 9' x 10' dock high doors
- ✓ Approx. 31' x 32' column spacing
- ✓ 24' Clear Height
- ✓ 2 Side Drive-In doorways per building
- ✓ 124' Bay Depth
- ✓ 5" Concrete slab with W2.1 x 2.1 mesh
- ✓ 100% Sprinklered Space
- ✓ 70' Loading Dock and 55' Rear Road  
Total of 125' rear area
- ✓ Good Truck Access
- ✓ Attractive Design
- ✓ New Construction



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