

# FOR SALE

302 College Drive • Orange Park, Florida



Customer Entrance

## PROPERTY HIGHLIGHTS:

- 5,000 Square Foot metal building
- Built in 1987
- More than 20 office spaces wired with Internet access
- 1 acre site with 106 + feet of frontage on College Drive
- Located directly across College Drive from St. Johns River State College, Orange Park campus
- Zoning District BB-3 permits office, retail store and outside sales and display, plus other commercial uses
- Garage sized storage area accessed by 2 electric overhead doors
- Visitor quarters with full kitchen and bath
- Available immediately
- Call for Pricing



**Byron Baggett**  
904.655.5907 - mobile  
904.302.6930 - direct  
[byron@cantrellmorgan.com](mailto:byron@cantrellmorgan.com)

# BUILDING PHOTOS



Office looking into Customer Entrance



Office or Meeting Room



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# BUILDING PHOTOS



Storage space with Electric Overhead Doors

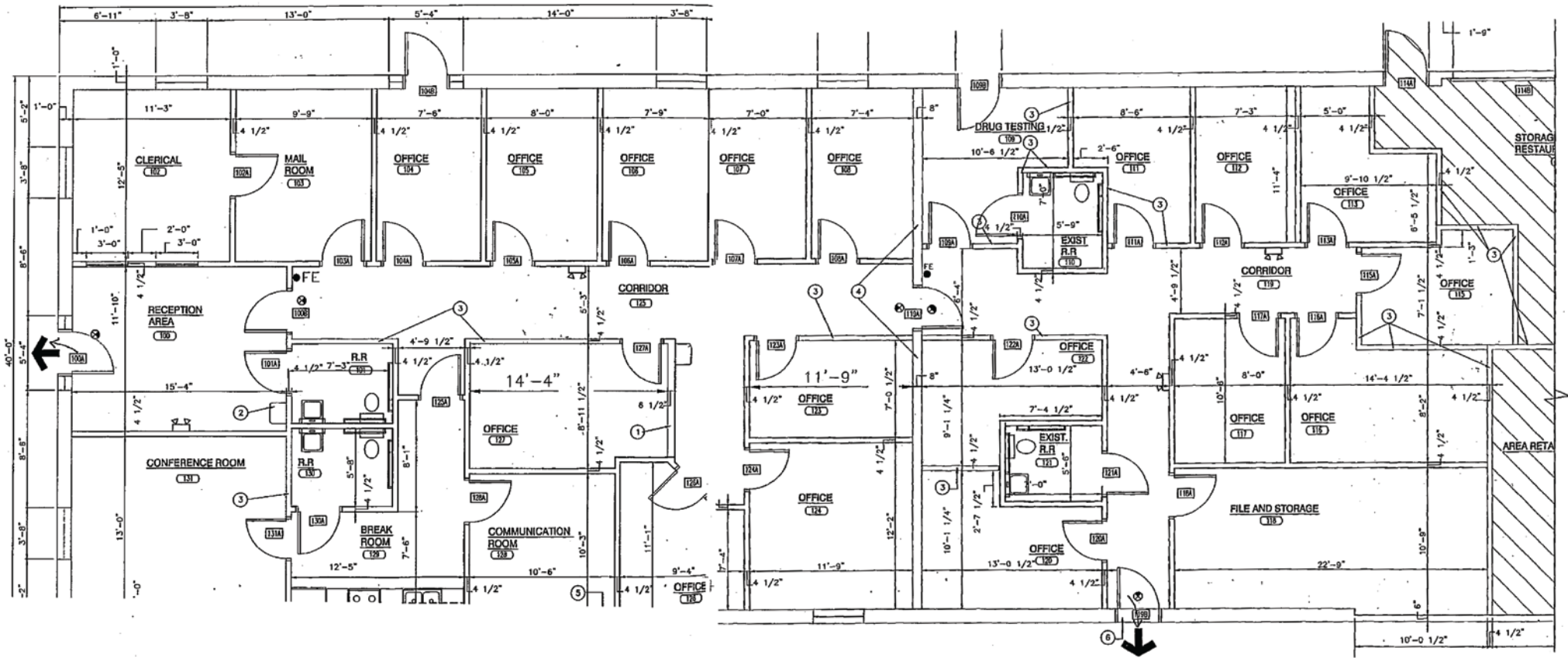


Employee Kitchen & Break Area



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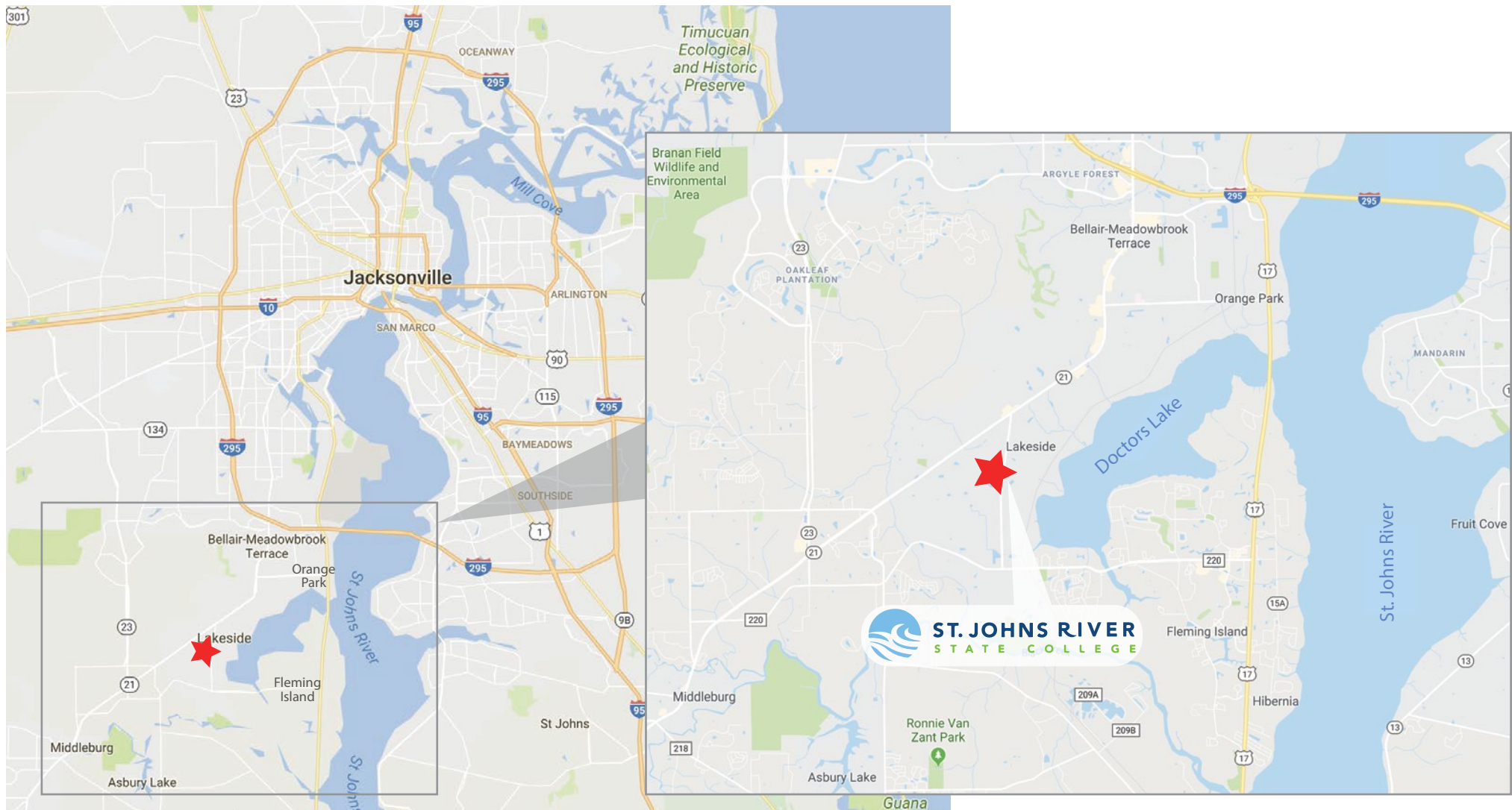
# FLOOR PLAN



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# LOCATION MAP



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