CUSHMAN & WAKEFIELD

637 NW LAKE JEFFERY RD

LAKE CITY, FLORIDA 32055

RAIL SERVED.

REACHING 60 MILLION CONSUMERS IN A DAYS DRIVE.

Building Size:
34,528 SF

Lot Size:
8.61 Acres

Asking Price:
$1,800,000



FOR SALE

637 NW LAKE JEFFERY RD

RAIL-SERVED WAREHOUSE

LAKE CITY, FLORIDA

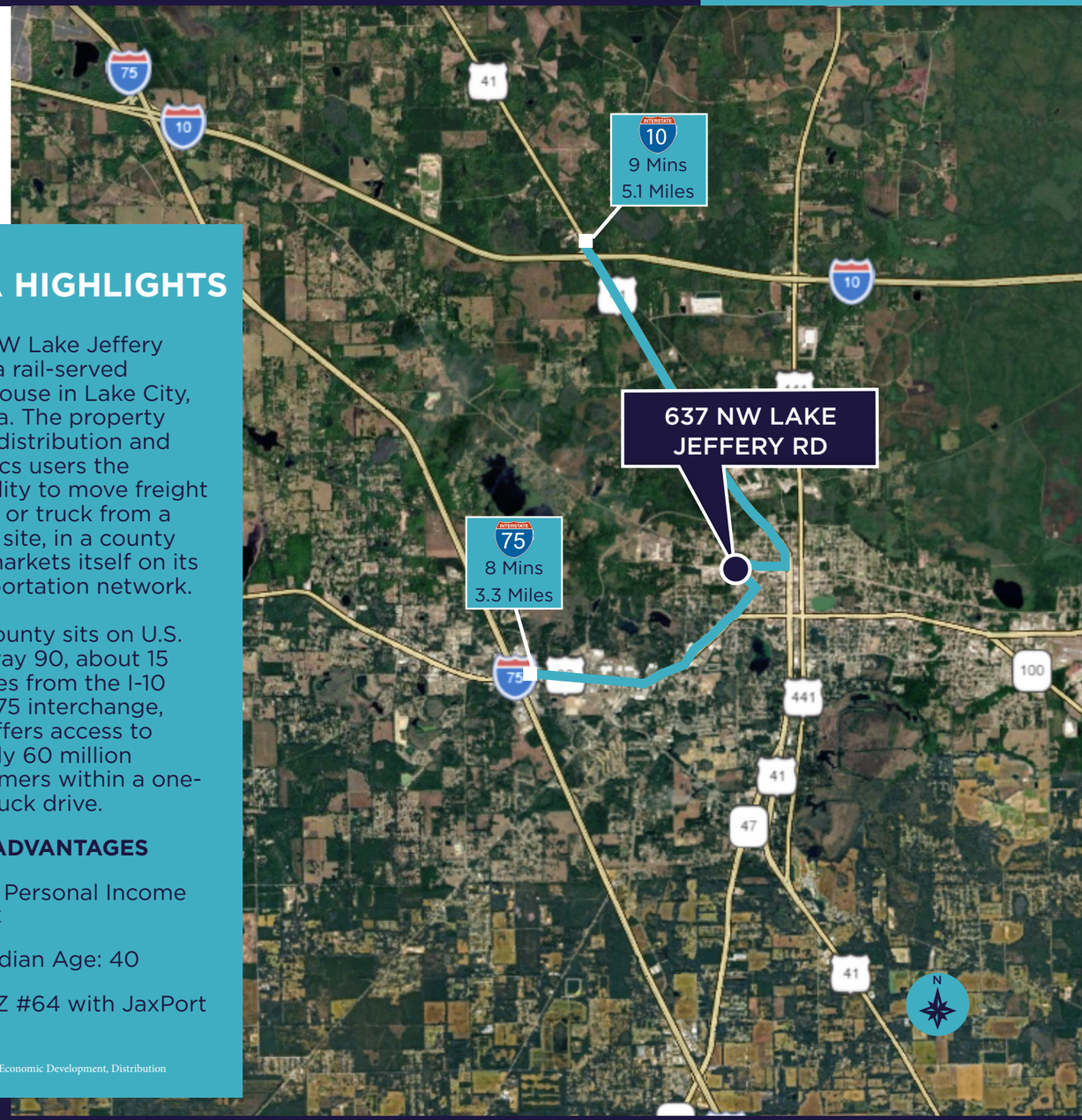
637 NW Lake Jeffery Rd

PROPERTY FEATURES

- Two 700-foot rail spurs for direct rail loading and unloading with fall protection
- Building in excellent condition
- Pit levelers at every dock door
- On-site locker room
- Abundant outside storage and parking
- Four private offices

Parcel ID:	30-3S-17-11698-000	**Available SF:**	34,528 SF
Site:	8.61 Acres	**Clear Height:**	15’
County:	Columbia County	**Power:**	1,600 Amp
Frontage:	NW Jeffrey Rd	**Loading:**	Covered Platform
Year Built	1967	**Docks:**	9
Zoning:	Industrial	**HVAC:**	Lab Area





AREA **HIGHLIGHTS**

637 NW Lake Jeffery Rd is a rail-served warehouse in Lake City, Florida. The property gives distribution and logistics users the flexibility to move freight by rail or truck from a single site, in a county that markets itself on its transportation network.

The county sits on U.S. Highway 90, about 15 minutes from the I-10 and I-75 interchange, and offers access to roughly 60 million consumers within a one-day truck drive.

SITE ADVANTAGES

- No Personal Income Tax
- Median Age: 40
- FTZ #64 with JaxPort

Source: Columbia Economic Development, Distribution

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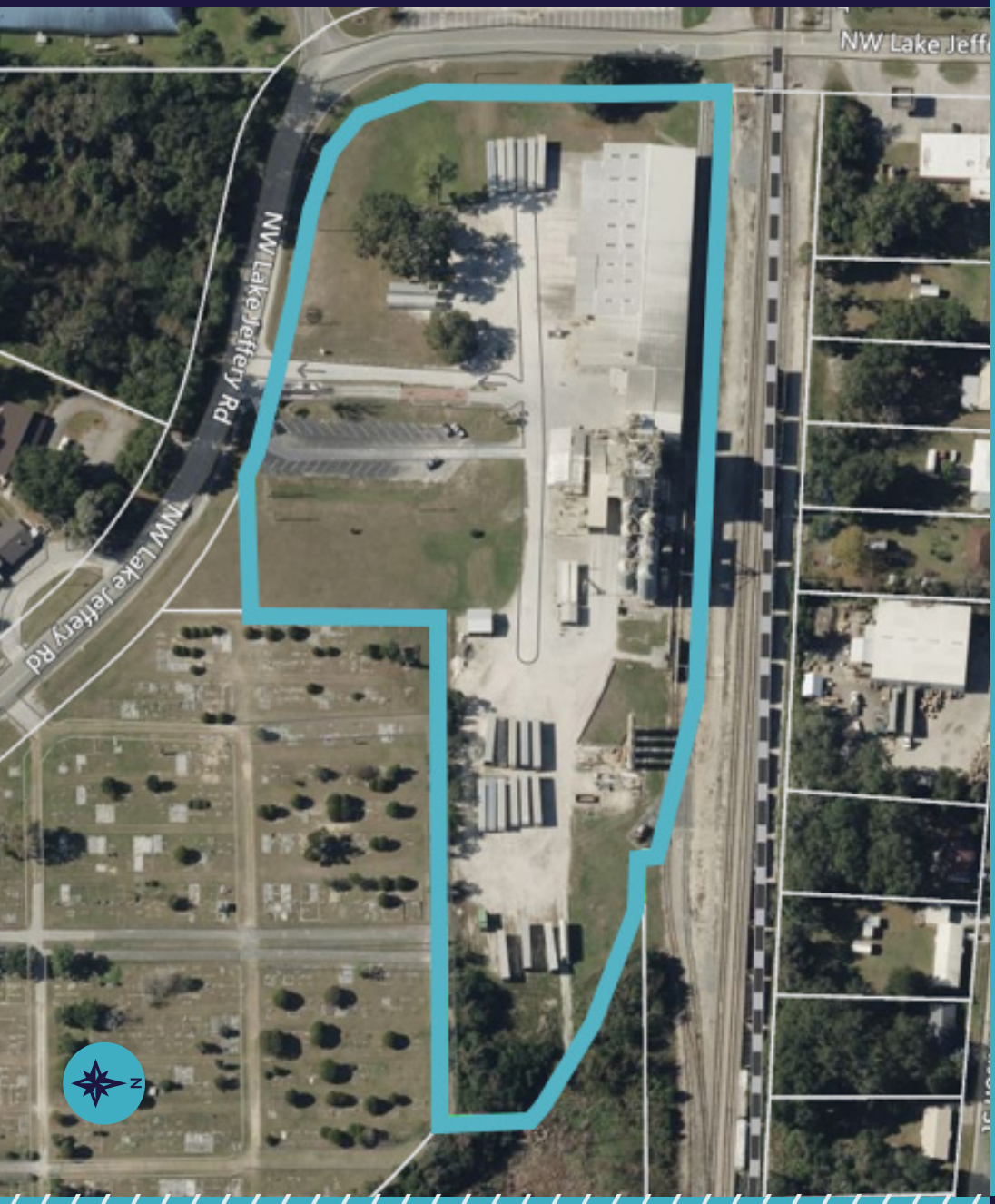

WELL POSITIONED.

RAIL CONNECTED.

FOR MORE INFORMATION, PLEASE CONTACT:

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