

# ± 36,000 SF INDUSTRIAL WAREHOUSE

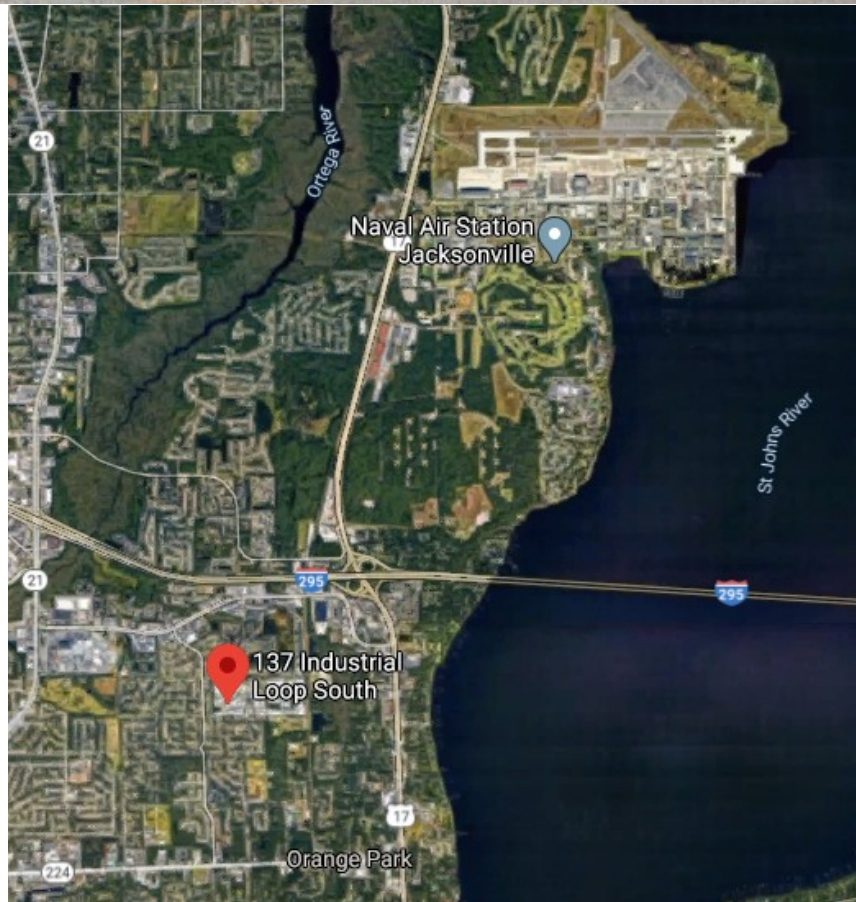
137 Industrial Loop S., Orange Park, FL 32073



**Starting at \$5.80/SF**

## PROPERTY HIGHLIGHTS

- 20,000 SF Contiguous Available Subdivision Possibilities
  - 5,000 (2,500 Hazmat Room)
  - 7,500
  - 10,000
  - 15,000
- ± 1.43 Acre Land Area
- Partially Fenced
- Close proximity to I-295



# AVAE FLOOR PLAN

137 Industrial Loop S., Orange Park, FL 32073

## PROPERTY HIGHLIGHTS

- Metal Building
- 2 Docks, 3 Drive Ins
- Fluorescent & Metal Halide Lighting
- 70' Truck Court
- 15 Parking Spaces
- Wet System Sprinkler (.30/3,000 SF with foam suppression)
- Power: 1,050 Amps, 102/208 & 277/480 Volts, 3 Phase (225 kVA to the building)



Pylon Program  
 GFE  
 Avionics/Cal Lab  
 Customer Property/Gear  
 L3 Wescam  
 WRA / SRA Storage

Note: AVA owned equipment throughout the 36,000 sqft facility.

AVAE Facility 36,000 sqft

Admin: 2000 SQFT  
 Cal/Avionics: 3000 SQFT  
 Structures: 5000 SQFT  
 Machine Shop: 1140 SQFT