



## WAREHOUSE SPACE AVAILABLE



### **1541 MAIN STREET / ATLANTIC BEACH, FLORIDA** *Multi-Tenant Warehouse Building: 3,000 SF Available*

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⇒ **Location:** Conveniently located off of A1A/ Mayport Road on tree lined Main Street, close to Mayport Naval Station.

⇒ **Lease Rates:** Starting from \$12.00 per usable square foot annually, plus a \$3.60 psf CAM .

⇒ **Amenities:** 10' x 12' Roll Up Doors, Office and Rest Room packages for each suite.

⇒ **Type of Space:** Warehouse, with a small percentage of office, available for immediate occupancy. Ceilings at 18' high.

⇒ **Lease Term:** Flexible Three and Five Year Lease terms available.

⇒ **Parking and Area:** Ample Free surface parking adjacent to building. Fenced parking area with excellent security lighting.

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**Garnett Commercial Real Estate, Inc.**  
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**A Licensed Real Estate Broker**

*Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.*





NOTE: THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL TREE COUNTS AND SIZES, LOCATIONS (UNDERGROUND & ABOVE-GROUND) PRIOR TO LANDSCAPE WORK.

### PHASE III LANDSCAPE CALCULATIONS

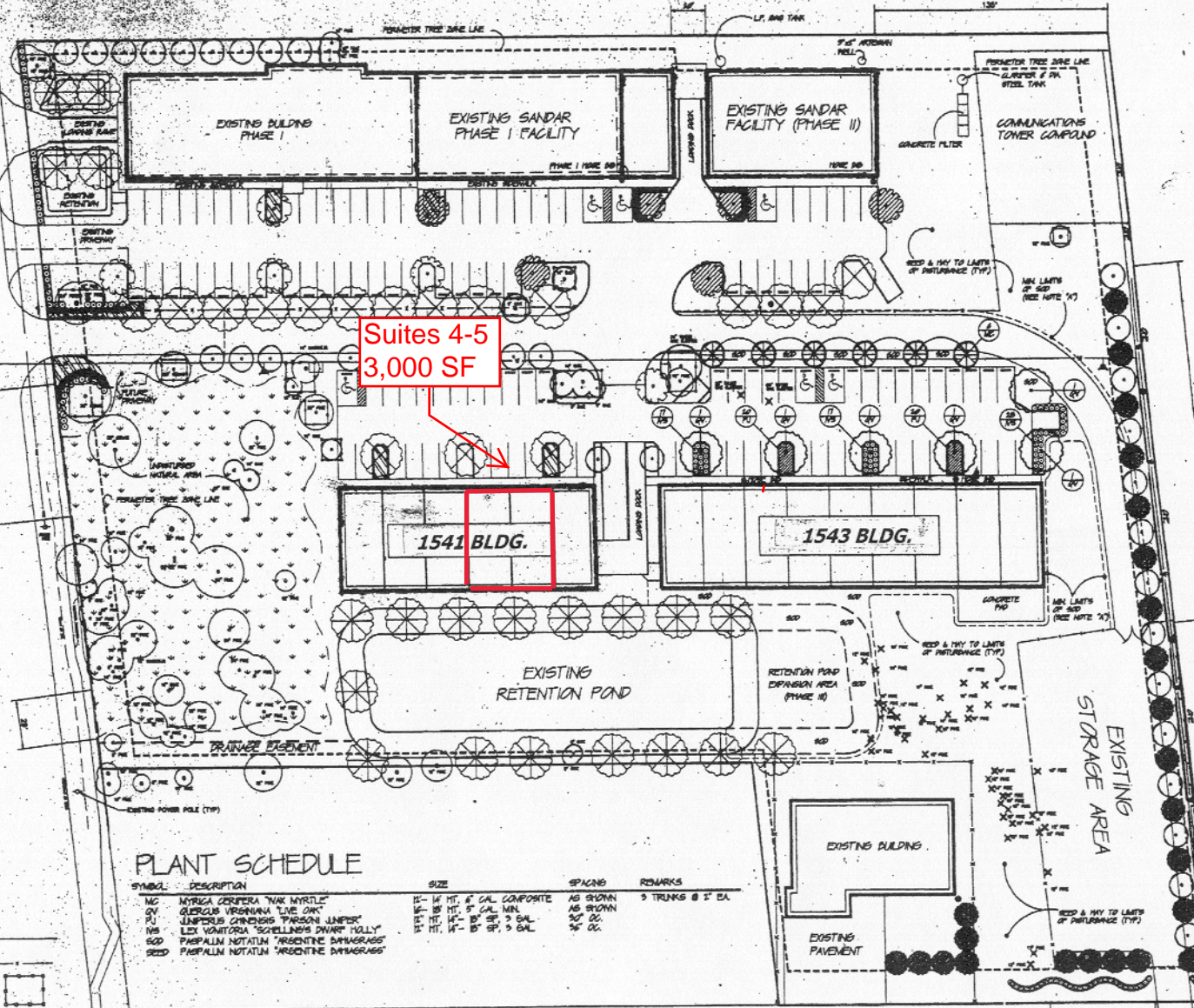
- REQUIRED LANDSCAPE ALONG PUBLIC VA PHASE II: 154 BLDG. 1545 SF. PROVIDED: 154 5" CAL. MFL. TREES: 3 TREES. SPACING: 5 FT. @ 2 1/2' / SPREAD: 10' SPACING
- REQUIRED LANDSCAPE ALONG MAIN STREET: 154 BLDG. 1545 SF. PROVIDED: 154 5" CAL. MFL. TREES: 3 TREES. SPACING: 5 FT. @ 2 1/2' / SPREAD: 10' SPACING
- REQUIRED LANDSCAPE ALONG LEVY ROAD: 154 BLDG. 1545 SF. PROVIDED: 154 5" CAL. MFL. TREES: 3 TREES. SPACING: 5 FT. @ 2 1/2' / SPREAD: 10' SPACING
- REQUIRED LANDSCAPE ALONG NORTH PROPERTY: 154 BLDG. 1545 SF. PROVIDED: 154 5" CAL. MFL. TREES: 3 TREES
- REQUIRED LANDSCAPE ALONG EAST PROPERTY: 154 BLDG. 1545 SF. PROVIDED: 154 5" CAL. MFL. TREES: 3 TREES
- PROTECTED TREES TO BE REMOVED: 154 BLDG. 1545 SF. NEW TREES PROVIDED: 154 CAL. M. (15 TREES @ 5" CAL. M. MULTI-TRUNK TREES PROVIDED: 154 CAL. M. (15 TREES @ 5" CAL. M.)

### PHASE IV - MITIGATION REQUIREMENTS

- PROTECTED TREES TO BE REMOVED: 154 BLDG. 1545 SF. NEW TREES PROVIDED: 154 CAL. M. (15 TREES @ 5" CAL. M.)
- OTHER PROTECTED TREES TO BE REMOVED: 154 BLDG. 1545 SF. NEW TREES PROVIDED: 154 CAL. M. (15 TREES @ 5" CAL. M.)

### PLANT LEGEND

- EXISTING MULTI-TRUNK TREE PLANTED IN PREVIOUS PHASES (5' TRUNKS @ 5' CALIFER DIAM)
- EXISTING SPINDLE TREE PLANTED IN PREVIOUS PHASES (5' CALIFER TRUNK)
- EXISTING POWER POLE TREE PLANTED IN PREVIOUS PHASES (5' CALIFER TRUNK)
- EXISTING LABEL OAK TREE PLANTED IN PREVIOUS PHASES (5' CALIFER TRUNK)
- EXISTING LIME OAK TREE PLANTED IN PREVIOUS PHASES (5' CALIFER TRUNK)
- SPRUE PLANTED IN PREVIOUS PHASES (30" HT. SPREAD MIN)
- SPRUE PLANTS PLANTED IN PREVIOUS PHASES
- PHASE II WAX MYRTLE TREE PROPOSED (5' TRUNKS @ 5" CALIFER DIAM) 5 TREES PROPOSED
- PHASE II LIME OAK TREE PROPOSED (5' CALIFER TRUNK MIN) 4 TREES PROPOSED
- NEW SPRUE PLANTS FOR PHASE III
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO BE PRESERVED



### PLANT SCHEDULE

SYMBOL	DESCRIPTION	SIZE	SPACING	REMARKS
MC	MIRICA CERIFERA "WAX MYRTLE"	12" W, 14" HT, 5" CAL. COMPOSITE	AS SHOWN	5 TRUNKS @ 5' DIA.
QV	QUERCUS VERNA "LIME OAK"	12" W, 14" HT, 5" CAL. MFL.	AS SHOWN	
PJ	PARSONS JUNCUS "PARSON JUNCUS"	12" W, 14" HT, 5" CAL. MFL.	30" OC.	
NS	NEES VENTRATA "SCHELLERS SWAMP KELLY"	12" W, 14" HT, 5" CAL.	30" OC.	
SD	SPERMATOPHYTES "ARGENTINE DATAGRASS"	12" W, 14" HT, 5" CAL.	30" OC.	

**NOTE "A"**  
THE CONTRACTOR SHALL INSTALL A 3 FT. WIDE STRIP OF 500 ALONG SIDES OF ALL PARKING PARKING'S, CURBS, STRUCTURES, RAMP'S & DRIVE'S. 500 ALL SLOPES EQUAL TO OR EXCEEDING A 4 TO 1 RATIO. 500 UNDER ROOF OVERHANGS. SEE DRAINAGE PLAN(S) INCLUDING SWALES, DITCHES & RETENTION POND SLOPES. BROADCAST ARGENTINE DATAGRASS. SEE & HWY ON ALL REMAINING DISTURBED AREAS. (TYP.)



NO.	DATE	REVISIONS	DESCRIPTION

### PHASE III LANDSCAPE PLAN

**SANDWICH INDUSTRIES, INC.**  
100 MAIN STREET  
ATLANTA, GEORGIA

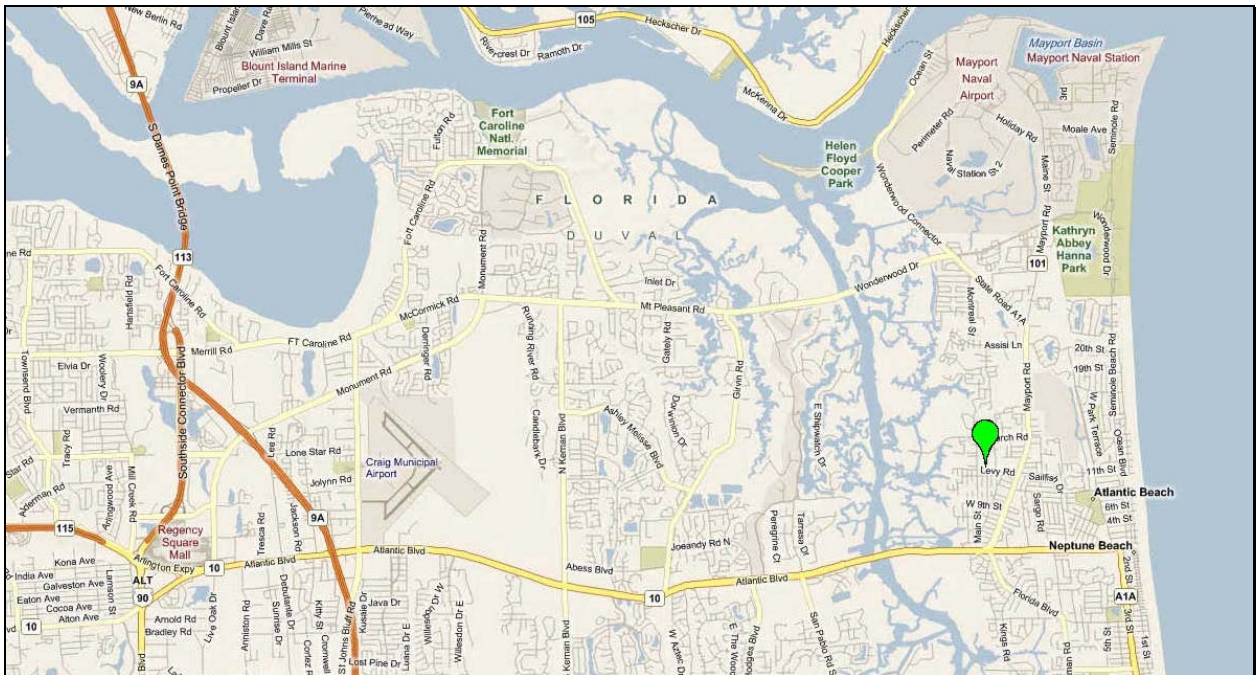
**C. JAMES KING, INC. PA.**  
1000 W. BROADWAY  
CORPORATE CENTER  
9761 BRIDLEWELL CIRCLE, SUITE 100  
JACKSONVILLE, FLORIDA 32217  
(904) 988-0670



DRAWING NO.	L-1
DATE	APRIL 24, 2020
PROJECT NO.	2019-01



  
**GARNETT  
COMMERCIAL**  
REAL ESTATE, INC.



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