



CHRISTIE'S
INTERNATIONAL REAL ESTATE



Regal Real Estate Professionals
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13407 N STATE ROAD 121 (MLS#:O5789193)

PRICE: \$1,325,000

Address#: 13407 N STATE ROAD 121

Zip Code: 32063

Style: Industrial

Lot: 901692

Acreage(acs): 20.70

Waterfront: No

County: Baker

City: Macclenny

Type: Vacant Land

Status: Active

PROPERTY DESCRIPTION

This historic 20.77-acre site in Baker County is unencumbered by easements and offers an exceptional redevelopment opportunity in a growing community. Currently housing the operations of Thrift Log Homes and Sawmill, this property is well suited for R&D, light manufacturing, and other light industrial uses with potential for local incentives. With modern 3-phase power, on-site retention and ample road frontage, this site offers a wide range of uses. The property features 28,354 square feet of industrial building area among 11 various pole barns, buildings and sheds. The site also includes an 864-square-foot, log cabin-style office building built in 2003 comprising of two private offices, one full bathroom, and a full kitchen and meeting area. The office building can be relocated or excluded.

ADDITIONAL FEATURES

Utilities:	electricity available
CDOM:	1
Water Frontage:	N
Total Acreage:	20 to less than 50
Road Frontage:	Highway
Front Footage:	1150

IMAGES

