

2511 ROLAC ROAD

JACKSONVILLE, FL 32207



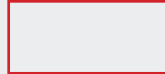
±5,250 SF WAREHOUSE/OFFICE SPACE - AVAILABLE FOR SALE OR LEASE



±5,250 SF
Whse/Office



San Marco
Submarket



Brand New
Fence/Gates

- ♦ ±4,950 SF Warehouse
- ♦ ±300 SF Office
- ♦ Fenced yard
- ♦ 600 AMP Electrical Source
- ♦ Clear Height 12'-14'

Lease Rate: \$4,850/Mo NNN

Opex: \$585/Mo

Asking Price: \$918,000

For further information, please contact our exclusive agents:

Ladson Montgomery Senior VP/Principal
lmontgomery@phoenixrealty.net

Forrest Gibson, CCIM Senior VP/Principal
fgibson@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

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www.phoenixrealty.net



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

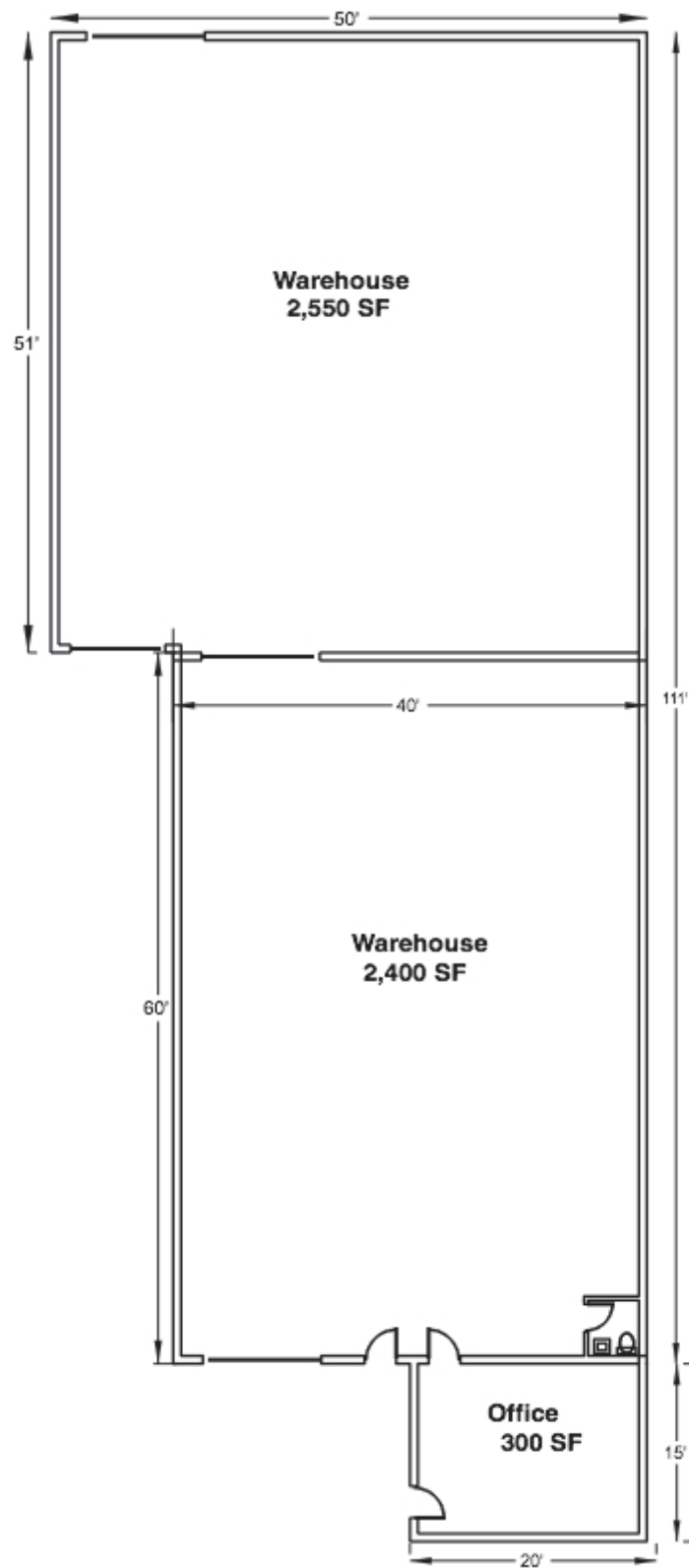
PROPERTY PHOTOS



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FLOOR PLAN



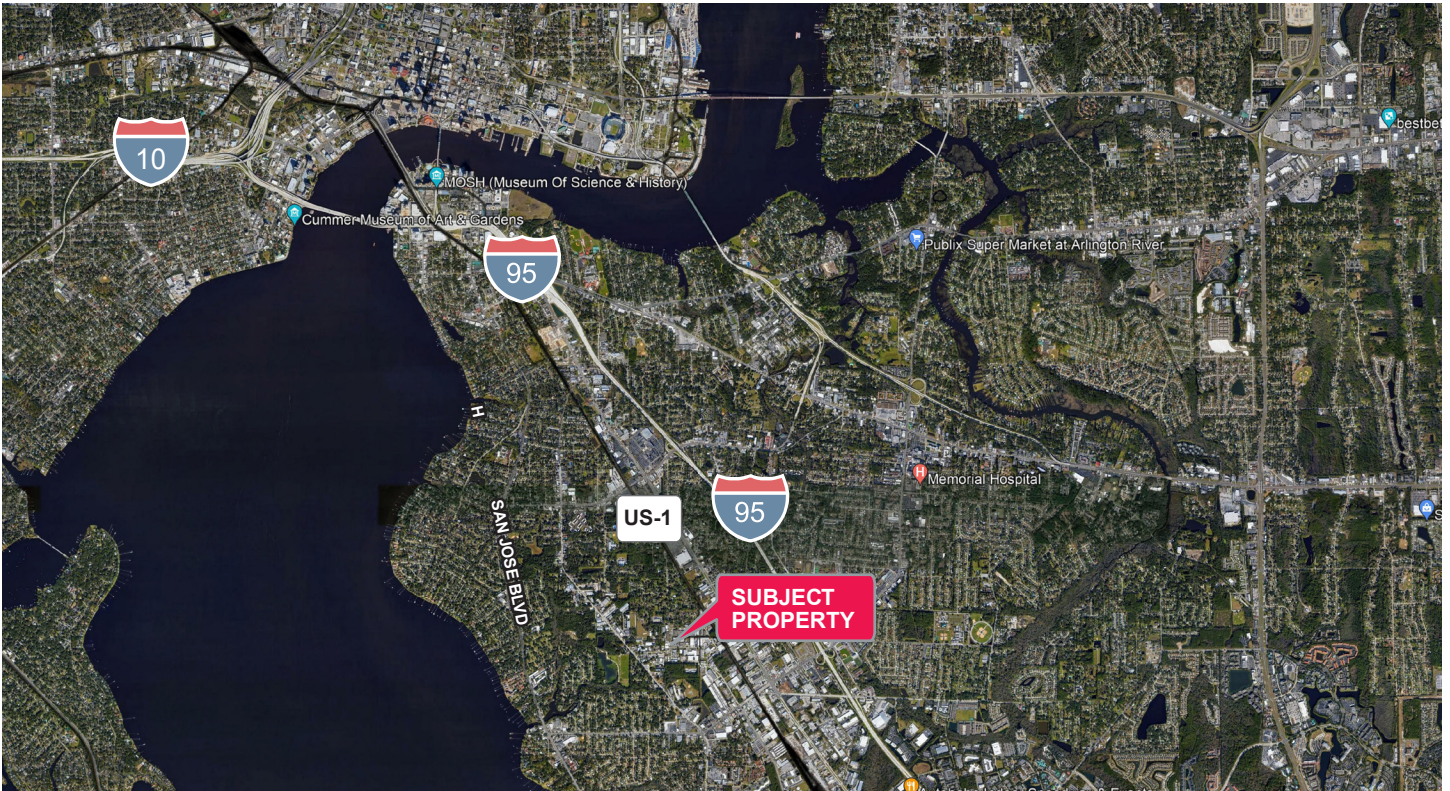
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AERIAL



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