

6907 BROADWAY AVENUE

JACKSONVILLE, FL 32254



±24,242 SF Warehouse and Office Space on ±2.61 Acres With Interstate Frontage **AVAILABLE FOR LEASE OR SALE**

For further information, please contact our exclusive agents:

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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 FEATURES



±24,242 SF Warehouse and Office Space on ±2.61 Acres AVAILABLE FOR LEASE OR SALE

PROPERTY HIGHLIGHTS

Location: Excellent access to -295, I-95, I-10 and US-1. Close Proximity to FedEx, UPS, JIA, CSX Intermodal Yard and Jaxport

Size:

- ♦ Two buildings totaling ±24,242 SF
- ♦ ±2.61 Acres
- ♦ Main Building: ±12,282 SF of Warehouse
- ♦ ±4,460 SF of Office (mix of private offices and large bullpen area with breakroom)
- ♦ Outbuilding (open sided): ±7,500 SF free span with T-5 Lighting and adjacent wash bay area

Lighting: Fluorescent

Clear Height: 16'-18'

Zoning: Industrial Light

Parking: 15 Auto Spots plus Outside Storage Yard

Frontage: Approximately 240' of Interstate Frontage (I-295) ±1.3 miles from Interstate 10

Electrical: 400 Amp/208-120Volt/3PH/4 Wire

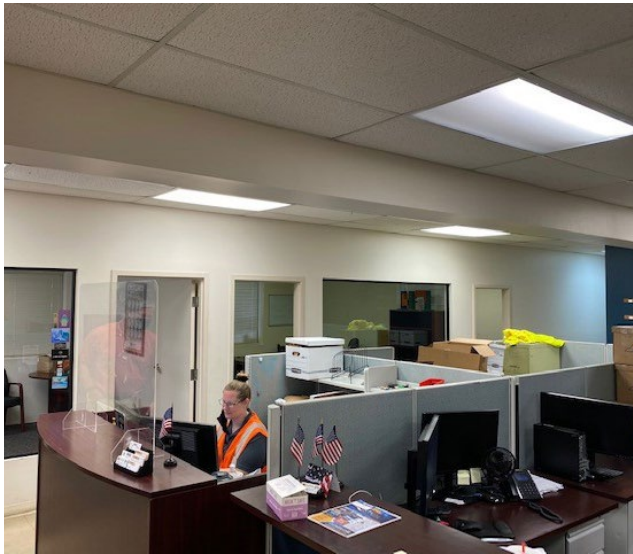
Loading: 3- 10'w x 14'h grade level roll-up doors
1- 12'w x 16'h grade level roll-up door
Dock-high platform via a recessed truck well with mechanical pit-leveler

LEASE RATE: \$5.95/SF NNN
SALE PRICE: \$1,950,000

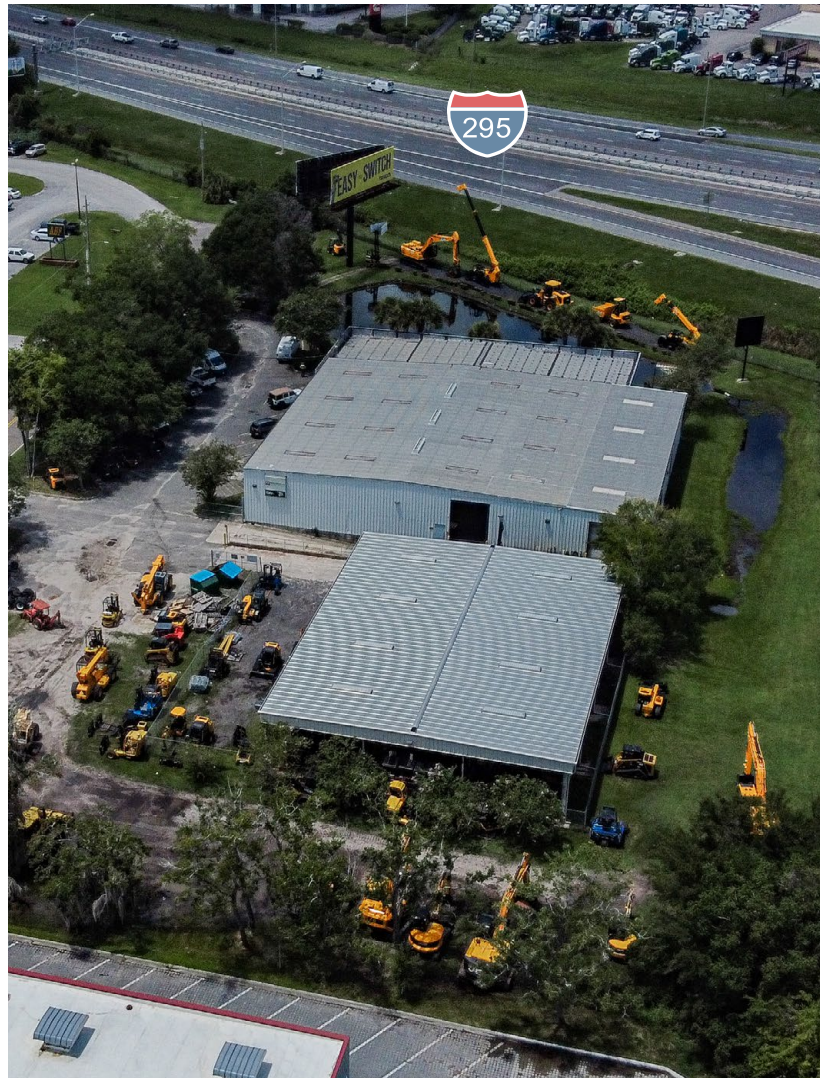
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PROPERTY PHOTOS



**Billboard does not convey with the property

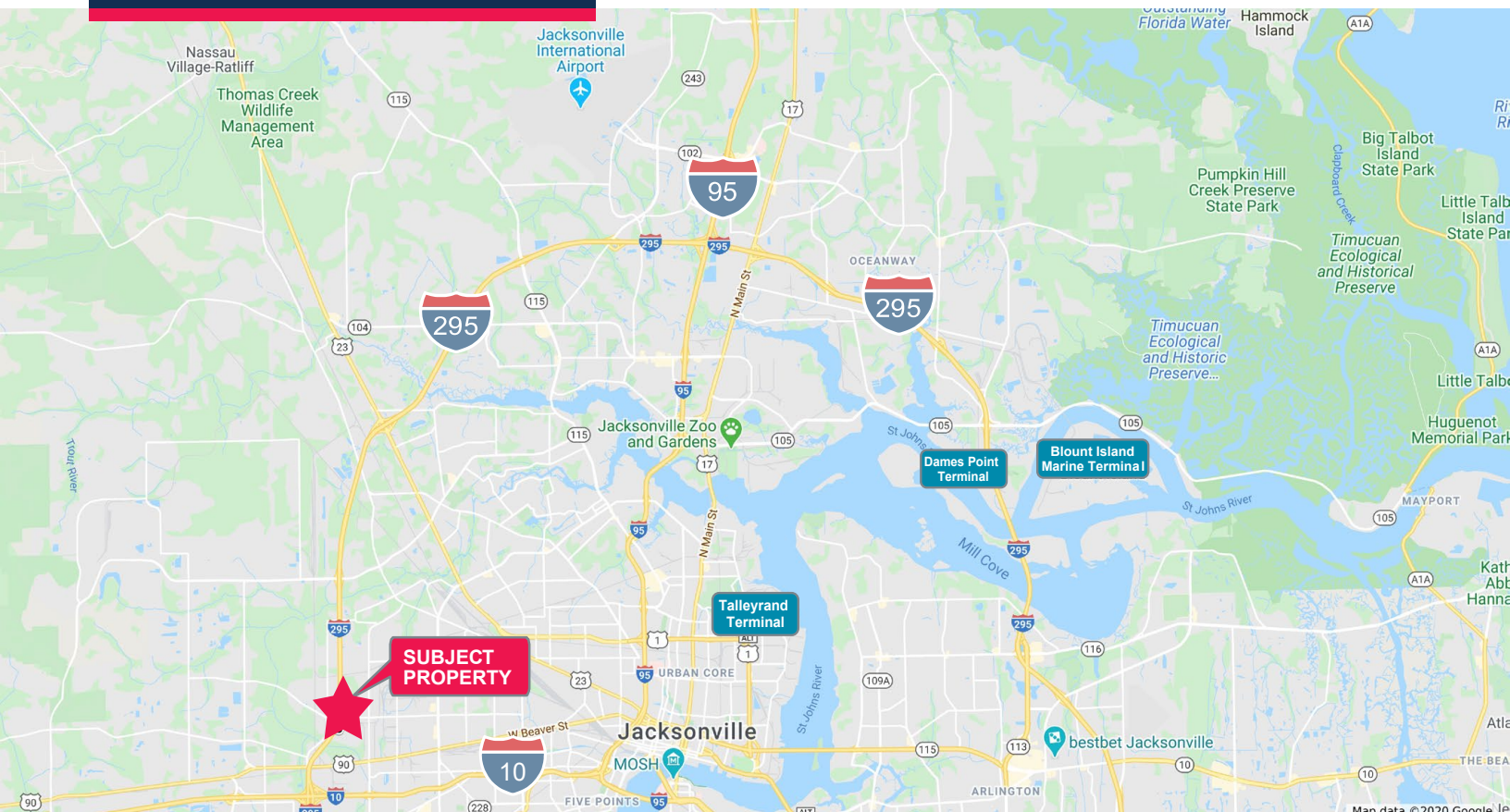


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