

27,000± SF OFFICE-SHOWROOM-WAREHOUSE FOR SALE



Property Highlights

- Two buildings totaling 27,000± SF
- 1.27± Acres
- Zoned IBP
- 12.5'-17'± clear span w/ 7 overhead doors

Location Highlights

- Near I-95 & University Blvd.
- Easy access to Southside & Downtown Jax
- Rear loading entrance from Stetson Rd.
- 272'± of frontage w/ pylon on St. Augustine Rd.



Sale Price: \$3,499,000

For Additional
Information Contact:

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PROPERTY FEATURES

Buildings	2
Combined SF	27,000± SF
Land Size	1.27± Acres
Zoning	IBP
Utilities	City water & septic
Electric	3 Phase / 600 AMPS
Construction	Concrete block & metal
Year Built	1979
BUILDING 1	
Total SF	19,000
Warehouse	13,700± SF
Showroom	4,100± SF
Office	1,200± SF
2 Overhead Doors	10' x 10'
2 Overhead Doors	10' x 12'
Clear Span	14' - 17'±
BUILDING 2	
Total SF	8,000± SF
Warehouse	7,780± SF
Office	220± SF
1 Overhead Door	12' x 12'
2 Overhead Doors	10' x 10'
Clear Span	12.5' x 14'±

4556 St. Augustine Road, Jacksonville, FL 32207
Owner/User Office-Showroom-Warehouse for Sale

