

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

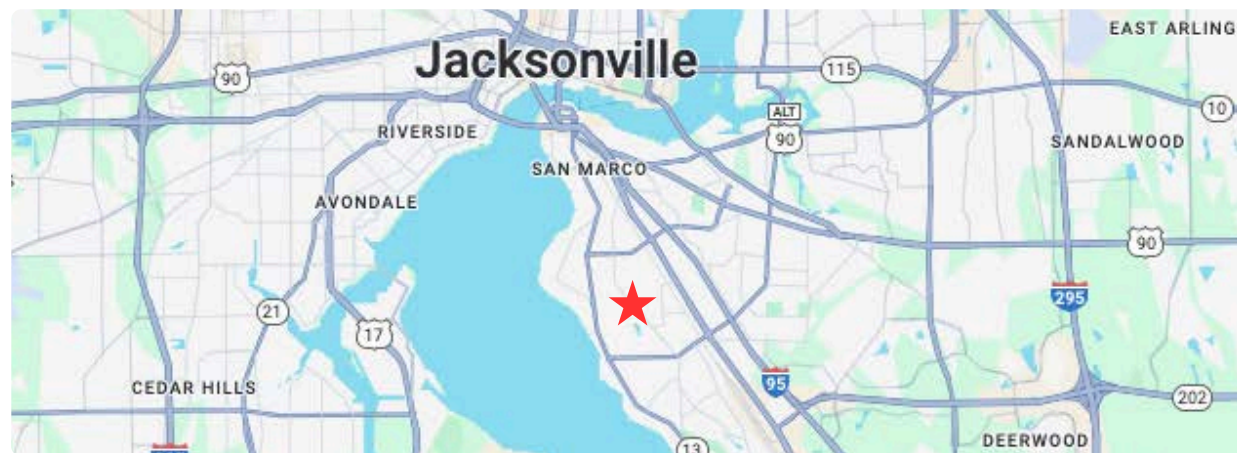


## Property Highlights

- 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

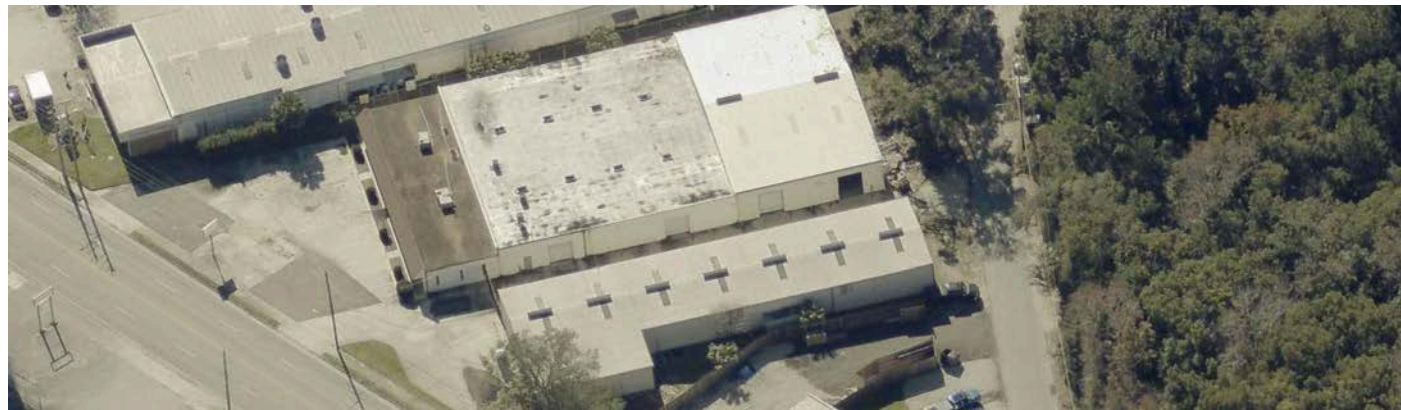
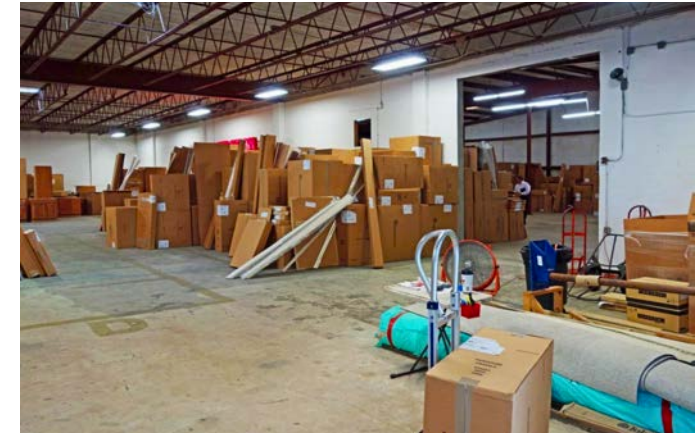
## BUILDING 1

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



Pine Street/RPS LLC | (904) 398-1044 | 2650-2 Rosselle Street, Jacksonville, FL 32204  
All information is deemed accurate but subject to errors / omissions