

- FOR SALE -

+/-26,730 SQ. FT. OFFICE/WAREHOUSE/SHOP



LOCATION: 545 E 4th St, Jacksonville, FL 32206;
NE corner of E 4th and Clark Streets.

**Ideal for Distribution-Fulfillment center, or
assembly and light manufacturing facility.**

IMPROVEMENTS/LAND: +/- 26,730 sq. ft. building improvements with +/- 23,330 sq. ft. warehouse/shop, +/- 3,400 sq. ft. 2 story office, 2 covered loading docks with +/- 20' clear ceiling height on approx .8 acre with fenced yard; *sprinklered*.

UTILITIES: City Water & Sewer, JEA electric **ZONING:** (IL) Industrial Light

NEAR: I-95, I-10, JAXPORT Talleyrand, downtown Jacksonville.

PRICE: \$2,688,000.00

Current tenant is leasing half the building. Tenant can
either stay with new owner or vacate the property at closing.

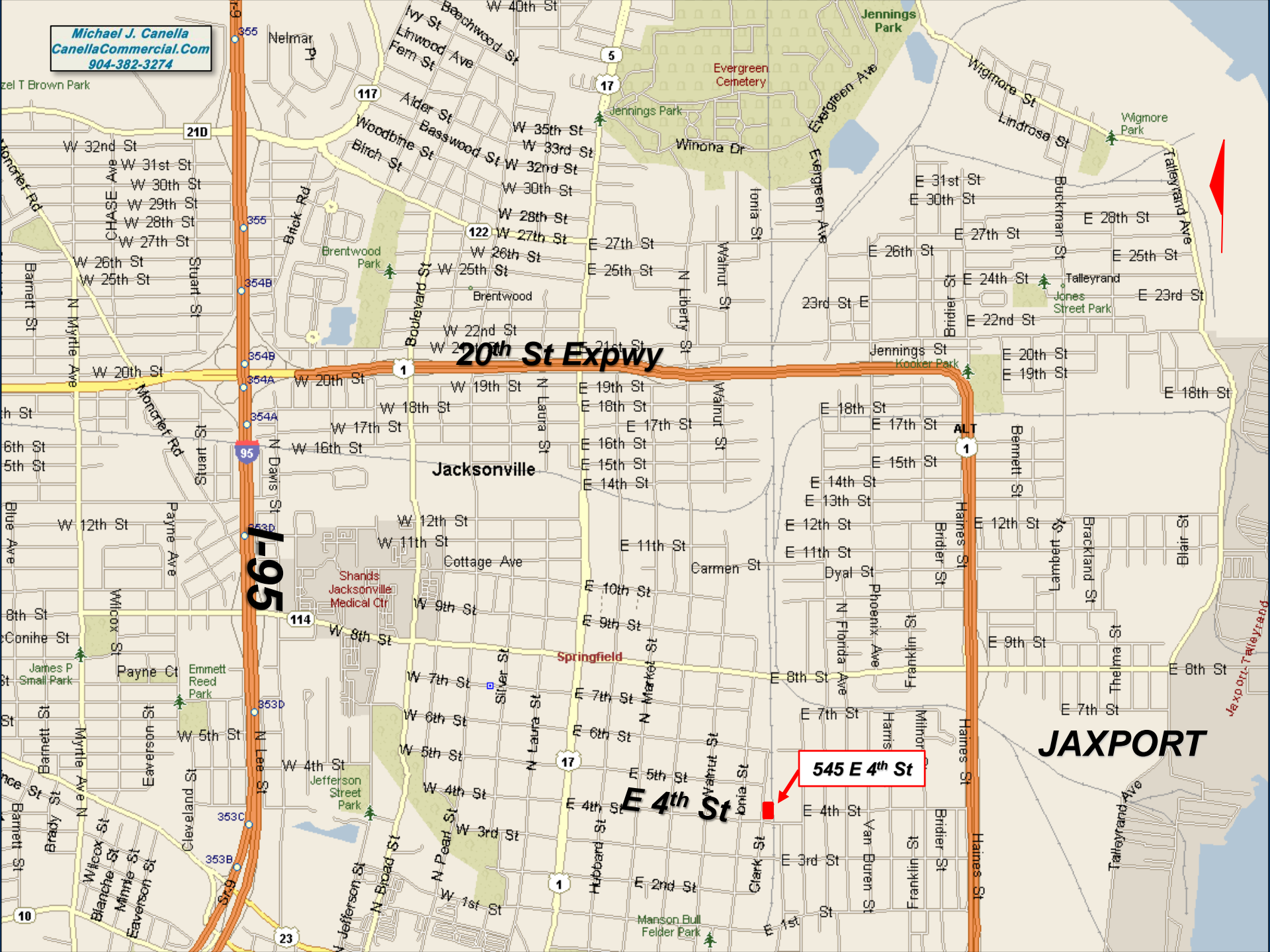


Michael J. Canella
Commercial R.E. Broker
904-382-3274

www.canellacommercial.com
michael@canellacommercial.com

All information furnished in regard to above property, for sale or lease was obtained from sources considered reliable, but no warranty or representation is made by owner as to the accuracy thereof and should not be relied upon, and the same is submitted subject to errors, omissions, change of lease rate, change of sale price, prior and/or withdrawal without notice.

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JAXPORT

545 E 4th St

E 4th St

20th St Expwy

Jacksonville

Springfield

Shands Jacksonville Medical Ctr

Evergreen Cemetery

5

17

117

122

210

I-95

ALT 1

1

17

114

355

354B

354A

354

353D

353C

353B

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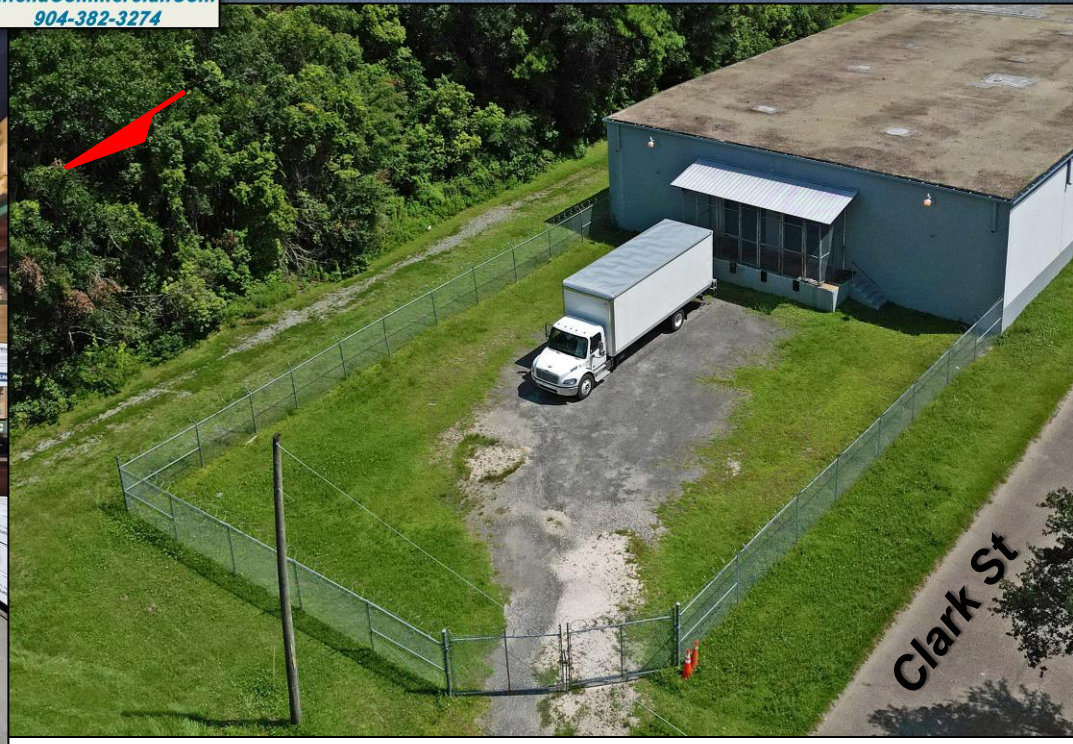
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***Owner installed all
new windows in 2024***



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