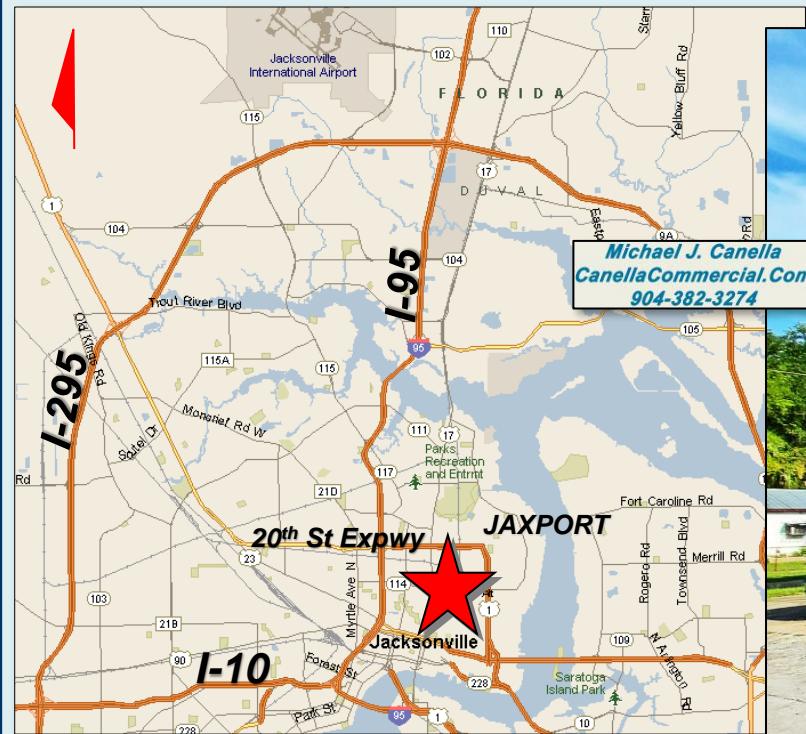


- FOR SALE -
+/-26,730 SQ. FT. OFFICE/WAREHOUSE/SHOP



545 E 4th Street, Jacksonville, Florida



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**

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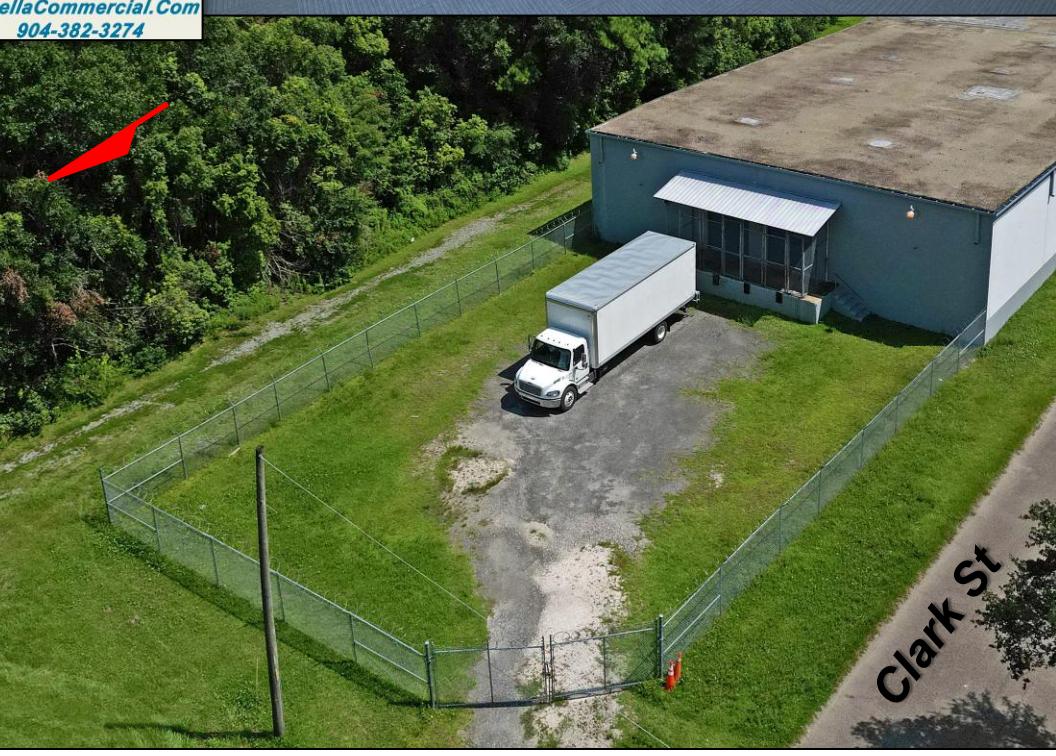
20th St Expwy

I-95

545 E 4th St

355 E 4th St

JAXPORT



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



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