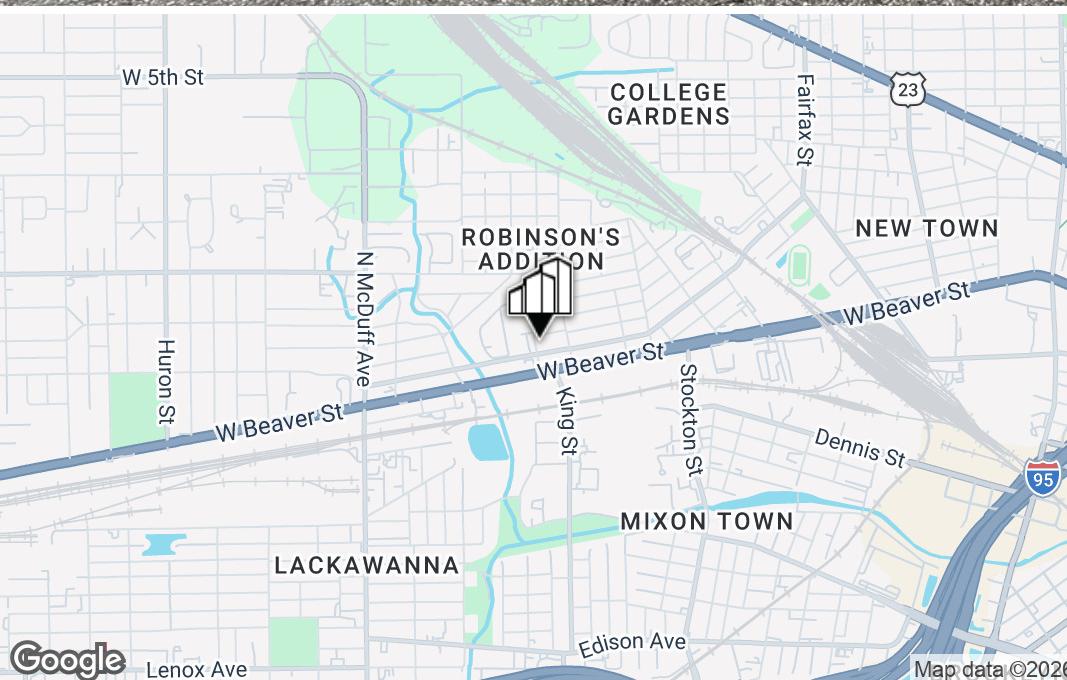


INDUSTRIAL PROPERTY FOR SALE AND LEASE

735 CANAL STREET

735 NORTH CANAL STREET, JACKSONVILLE, FL 32209



For More Information:

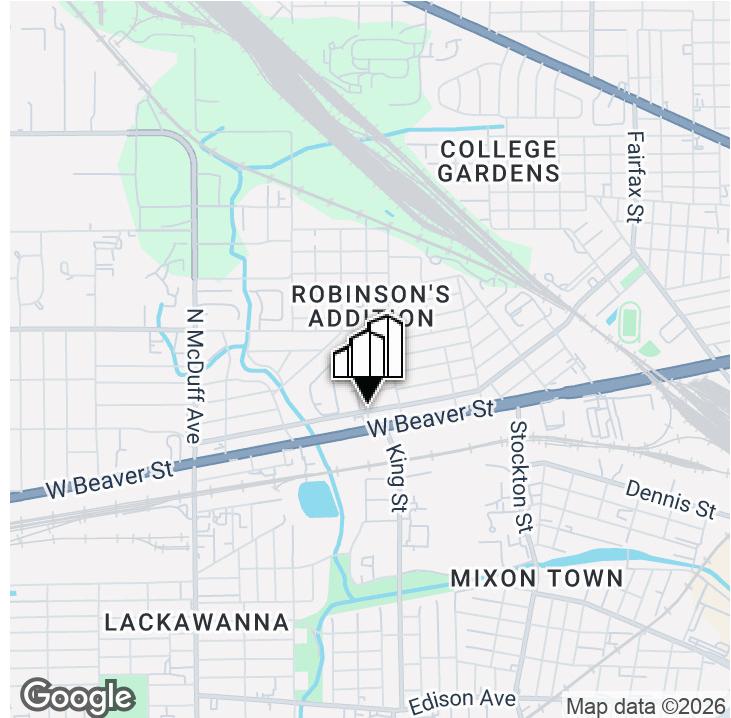
Kevin Baez
Associate Director
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kbaez@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

735 North Canal Street, Jacksonville, FL 32209



OFFERING SUMMARY

Sale Price:	\$330,000
Building Size:	3,204 SF
Lease Rate	\$3,000/Mo
Lot Size:	9,148 SF
Number of Units:	1
Price / SF:	\$103.00
Zoning:	IBP

PROPERTY OVERVIEW

Discover the potential of this prime industrial property in Jacksonville, FL. Boasting a spacious 3,204 SF building, this single-unit gem is ideally suited for industrial, warehouse, or distribution purposes. Zoned IBP, it offers the flexibility and functionality desired for a range of industrial operations. Located in the thriving Jacksonville area, this property provides a strategic advantage for your investment. With its impressive features and sought-after location, this property presents a compelling opportunity for industrial, warehouse, and distribution investors seeking a strong foothold in the dynamic Jacksonville market.

PROPERTY HIGHLIGHTS

- 3,204 SF industrial building
- Newly Fence Lot
- Zoned IBP for flexibility
- New 10x10 Rollup
- Ideal for warehouse or distribution
- Ample space for operations
- Modern industrial facilities Including 3-phase Power

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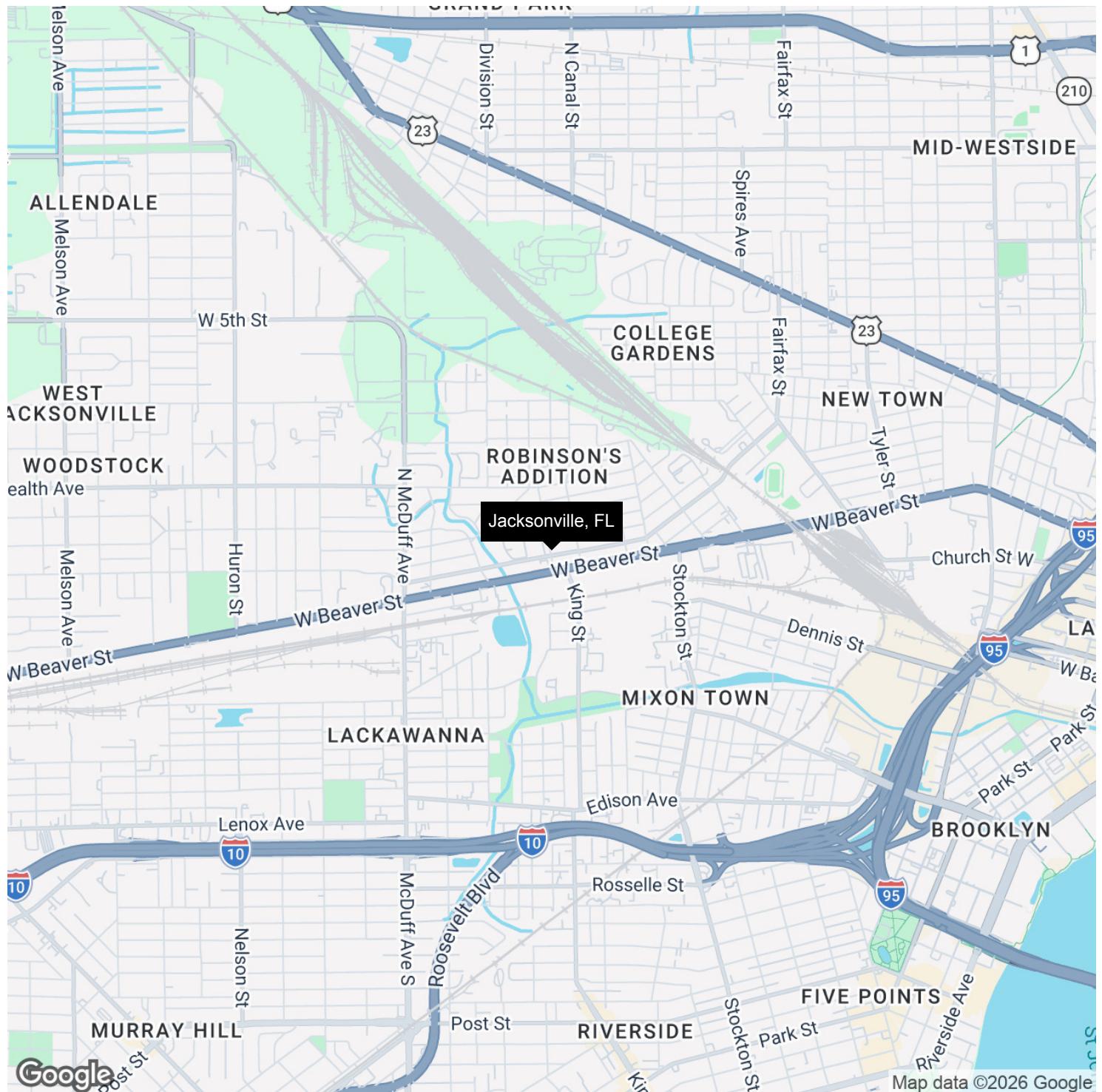
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Industrial Property For Sale and Lease

735 Canal Street



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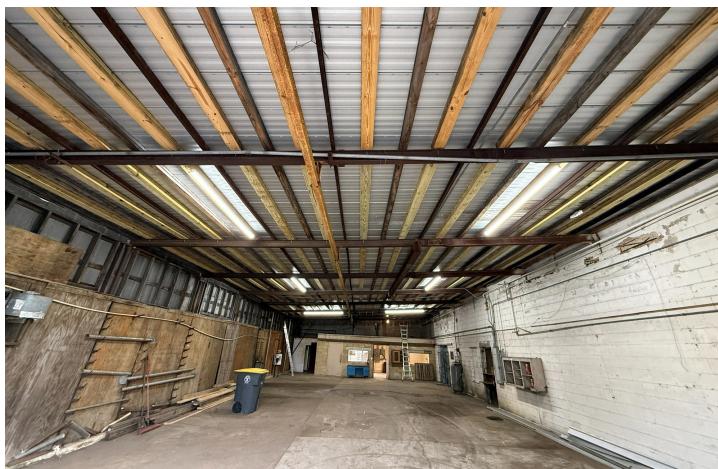
Office | Industrial | Retail | Multi-Family

735 North Canal Street, Jacksonville, FL 32209



PROPERTY HIGHLIGHTS

- 3,204 SF industrial building
- Single unit for versatile use
- Zoned IBP for flexibility
- Strategic location in Jacksonville
- Ideal for warehouse or distribution
- Ample space for operations
- Modern industrial facilities
- Highly sought-after investment opportunity
- 3 Phase Power
- New Roof, Replaced in 2025
- Newly paved Lot
- 2 Ingress/Egress
- Newly Fenced Lot
- Easy Access to Beaver St and I10/I95 Junction



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PROPERTY DESCRIPTION

Discover the potential of this prime industrial property in Jacksonville, FL. Boasting a spacious 3,204 SF building, this single-unit gem is ideally suited for industrial, warehouse, or distribution purposes. Zoned IBP, it offers the flexibility and functionality desired for a range of industrial operations. Located in the thriving Jacksonville area, this property provides a strategic advantage for your investment. With its impressive features and sought-after location, this property presents a compelling opportunity for industrial, warehouse, and distribution investors seeking a strong foothold in the dynamic Jacksonville market.

LOCATION DESCRIPTION

Discover the endless potential of Jacksonville, FL, for your industrial or manufacturing venture. The area surrounding the property is known for its strategic location and vibrant business environment. With easy access to major transportation routes and a strong industrial workforce, this location offers unparalleled opportunities for growth and success. Nearby points of interest include the I95/I10 Junction, JAXPORT, and Metro Downtown Area, providing convenient logistics solutions for businesses of all sizes. Embrace the bustling energy of this dynamic city and position your industrial or manufacturing operation for long-term prosperity in Jacksonville.

SITE DESCRIPTION

735 North Canal Street is an IBP-zoned industrial warehouse offering approximately 3,000 square feet of open warehouse space and 200 square feet of office space. The property features three-phase power, a brand-new 10' x 10' roll-up door, a new roof, a newly paved parking lot with approximately 15 spaces, and a brand-new exterior fence, providing secure and efficient functionality. Ideal for storage, wholesaling, or distribution, this well-maintained facility is ready to support a wide range of industrial operations.

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