

# INDUSTRIAL PROPERTY FOR SALE

## 3511 Walnut Street Jacksonville, FL 32206



### OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	27,952± SF
Office Size:	2,466± SF
Lot Size:	1.62 Acres
Zoning:	IL
Clear Height:	13±
Dock-high Doors	4
Loading Ramp	1
Roof:	Replaced in 2025
Utilities:	City water & sewer

### PROPERTY OVERVIEW

3511 Walnut Street presents an exceptional opportunity for industrial users, owner-operators, or investors seeking a well-located, functional warehouse with an existing tenant in place. Positioned within Jacksonville's Downtown industrial market, the property offers immediate access to Downtown Jacksonville, JAXPORT, I-95, and I-10, making it an ideal location for logistics, distribution, manufacturing, or service-oriented industrial operations.



**Mark Wainwright**

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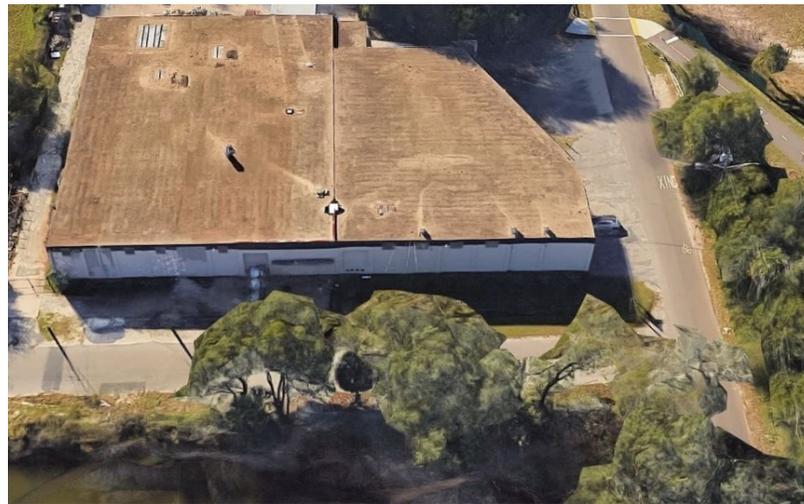
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