

JUST LISTED!

FREE STANDING CLIMATE CONTROLLED WAREHOUSE & SHOWROOM

6569 103RD STREET | JACKSONVILLE, FL 32210



LICENSED REAL ESTATE BROKER | FranklinSt.com

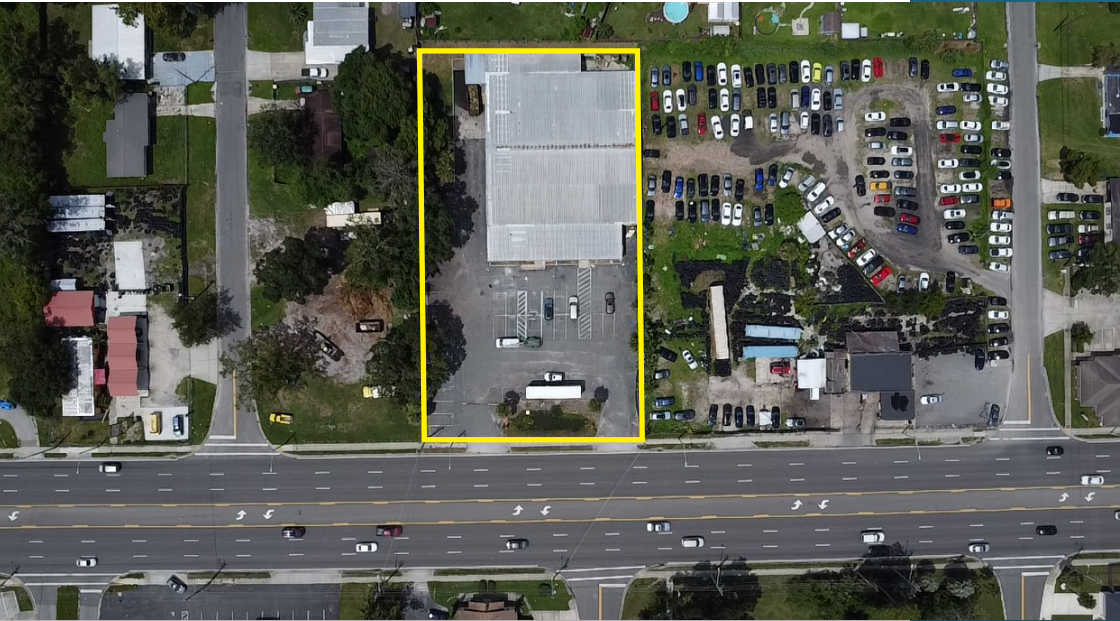


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6569 103RD ST | JACKSONVILLE, FL

PROPERTY SUMMARY

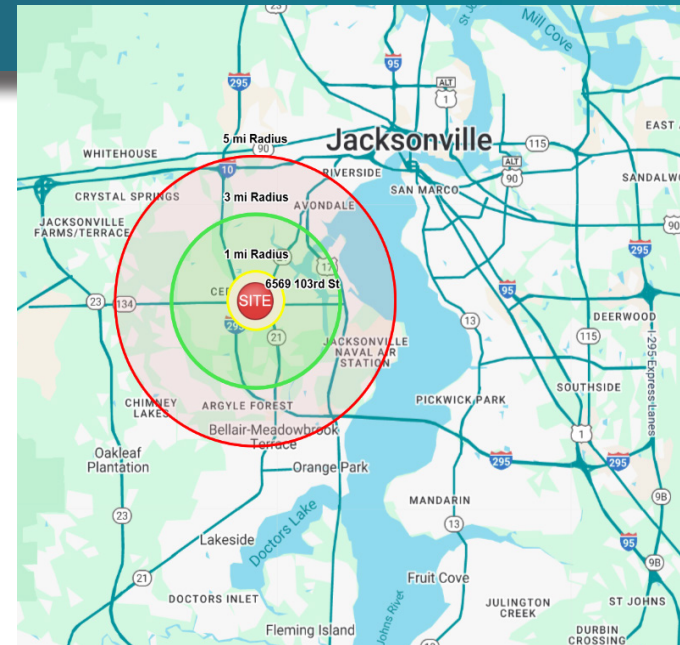


PROPERTY HIGHLIGHTS:

- Sale Price: \$2,195,000
- 1.06 Acres
- Zoning: CCG-2
- Warehouse Clear Ht: 18'
- Pylon Sign
- 103rd St frontage
- 45 Parking Spaces
- 16,296 RSF

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,141	88,769	192,893
Total Households	3,149	34,285	76,996
Average Income	\$69,818	\$82,018	\$89,516
Median Age	35.6	35.0	35.7



PROPERTY INFORMATION

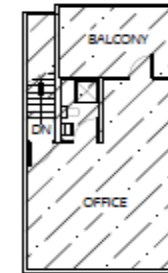
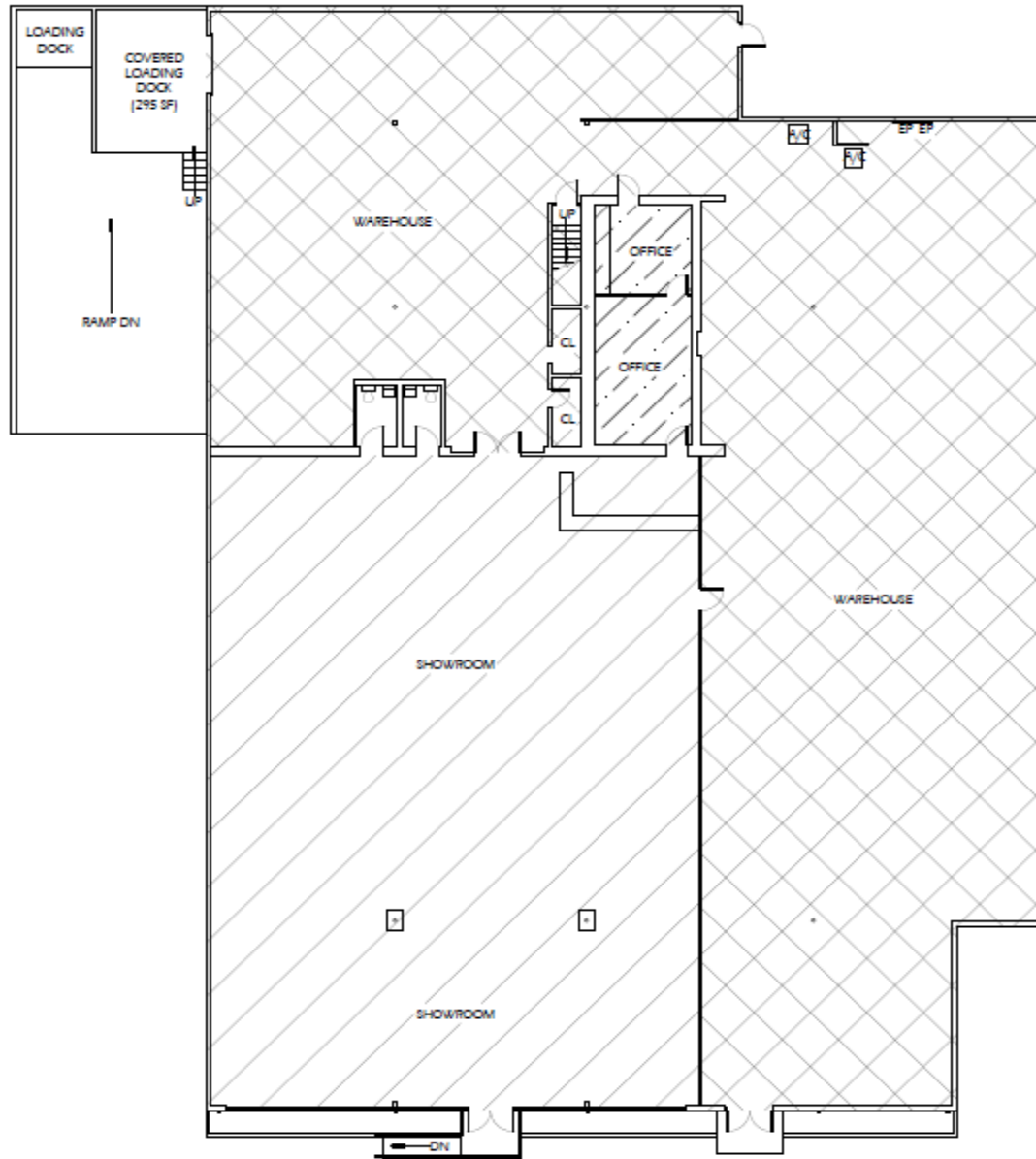
Standalone industrial/flex property ideally located in West Jacksonville. Built in 1963 and zoned CCG-2, the building offers 16,296 RSF of enclosed area with $\pm 5,500$ SF Showroom (± 400 SF office), warehouse space, and ample parking. AADT), the site is ideal for industrial owner-users, logistics, or light manufacturing.

PROPERTY SPECS

Building Area	16,296 FSF
Lot Size	1.06 Acres
Year Built	1963
Property Sub-type	Warehouse & Showroom
Building Class	C
Zoning	CCG-2
APN	014310-0020
Dock Doors	1 Ext.
Drive-ins	1 Tot
Parking	45 Spaces
Construction Type	Steel



EXISTING PLAN



AREAS:

SHOWROOM (5,734 SF)

WAREHOUSE AND STORAGE (9,498 SF)

OFFICES (1,088 SF)

COVERED LOADING DOCK (295 SF)

Existing Plan
for:

6569 103rd
Street

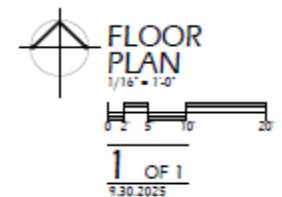
Jacksonville, Florida 32210

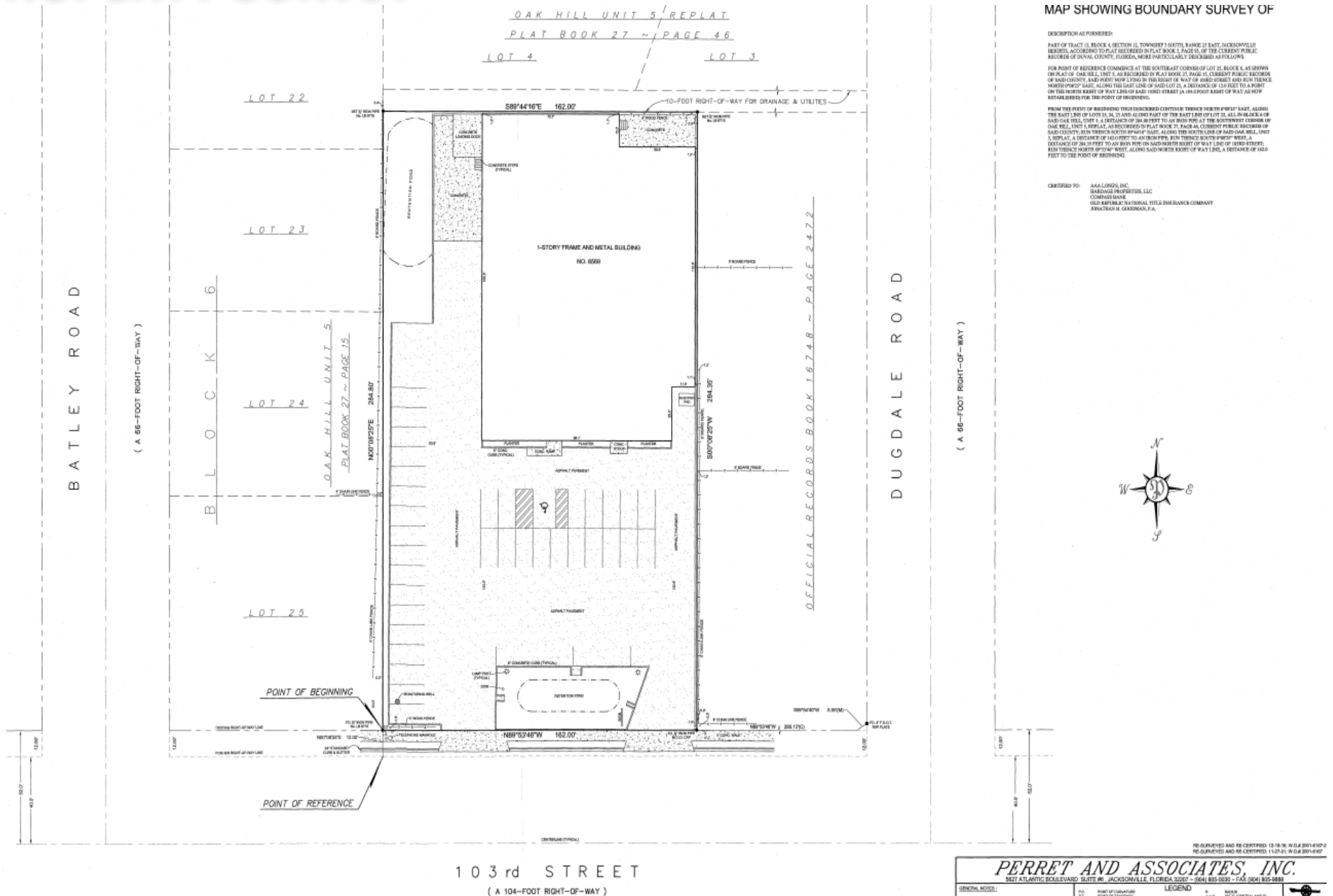
ARCHITECTURAL SERVICES:



MICHAEL BLAKE ARCHITECTS LLC

904 Margaret Street
Jacksonville, Florida 32204
904.594.4994
M. Blake, Reg. No. AR 96125

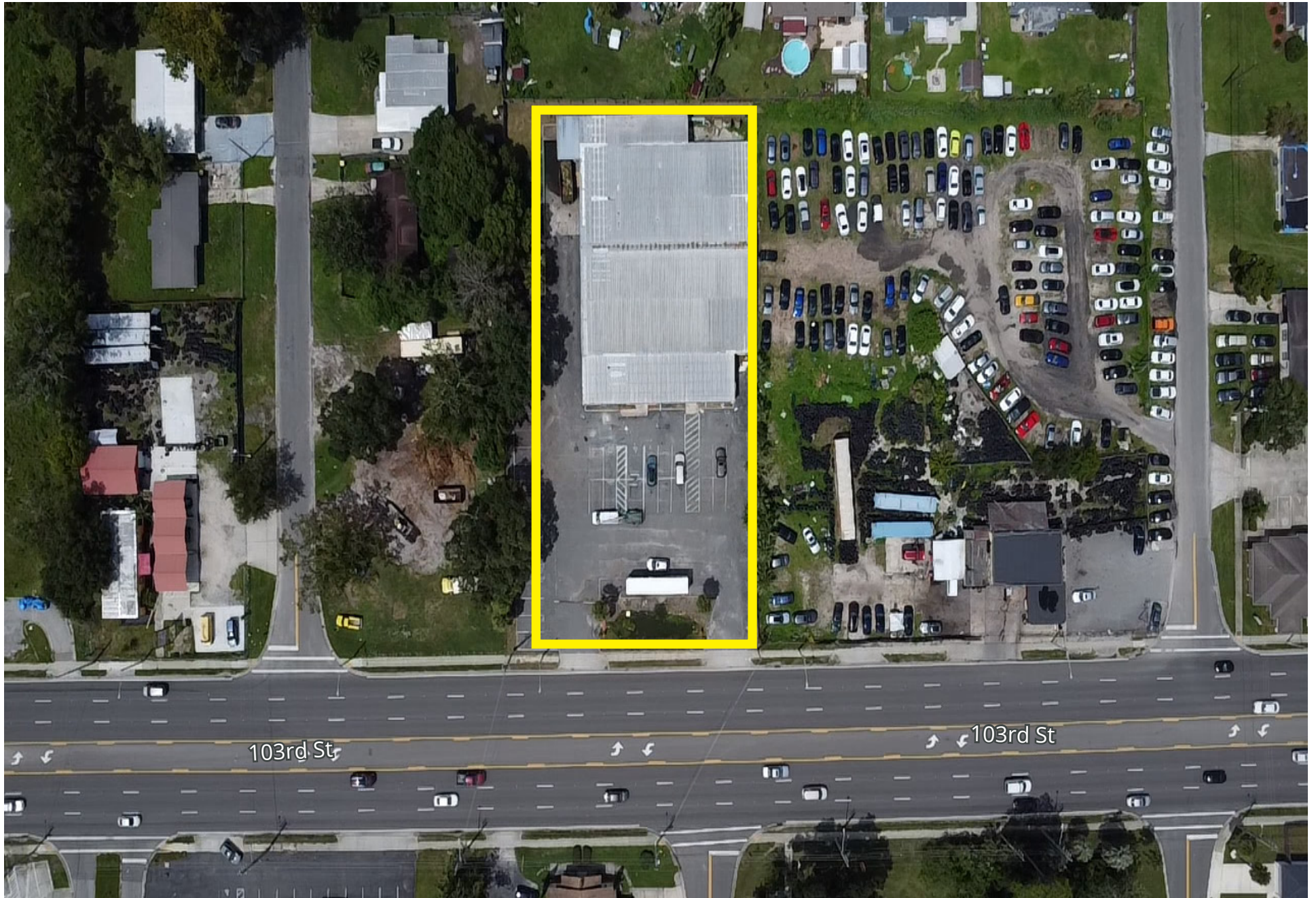




PROPERTY PHOTOS

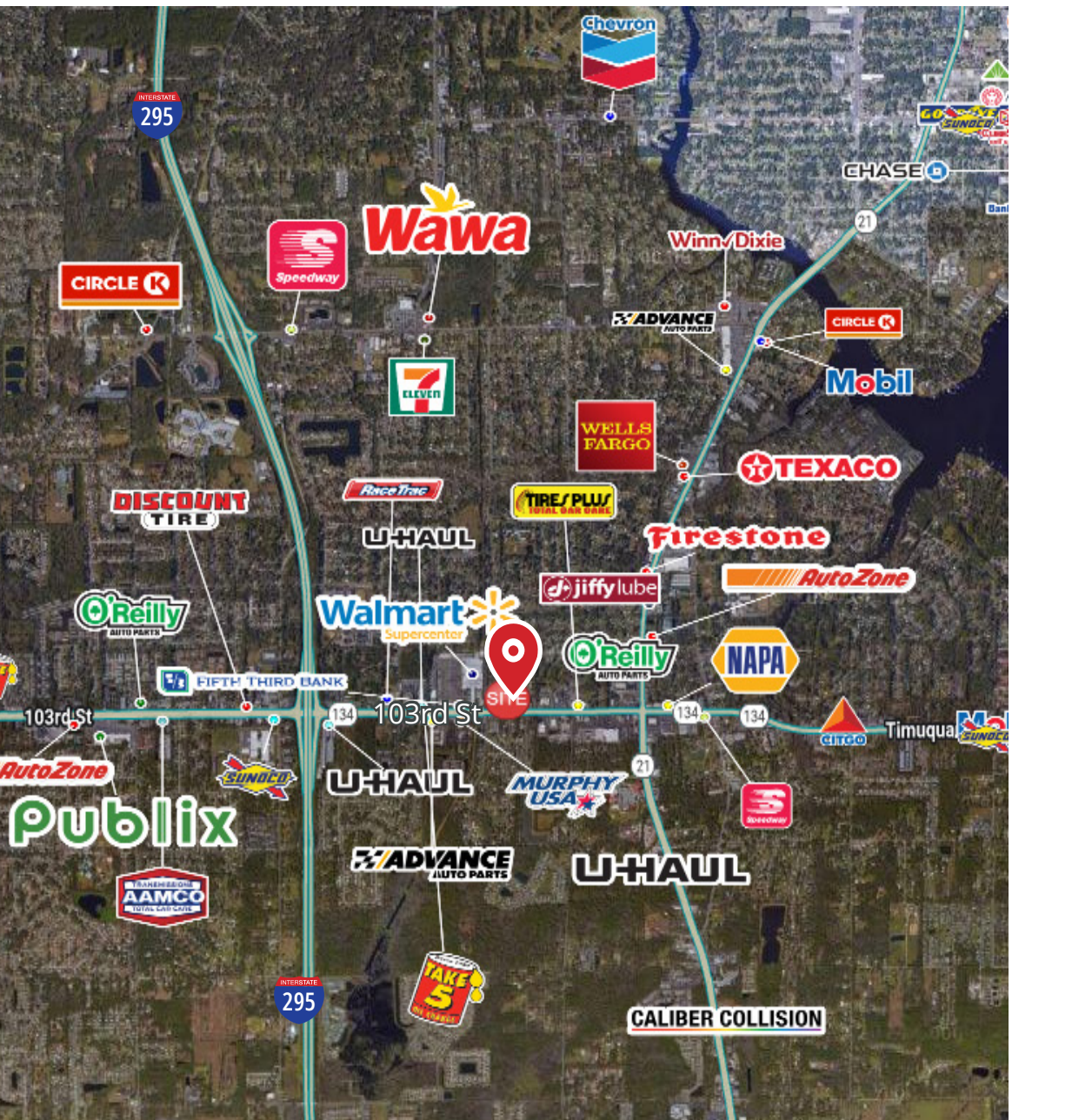


PROPERTY PHOTOS



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