

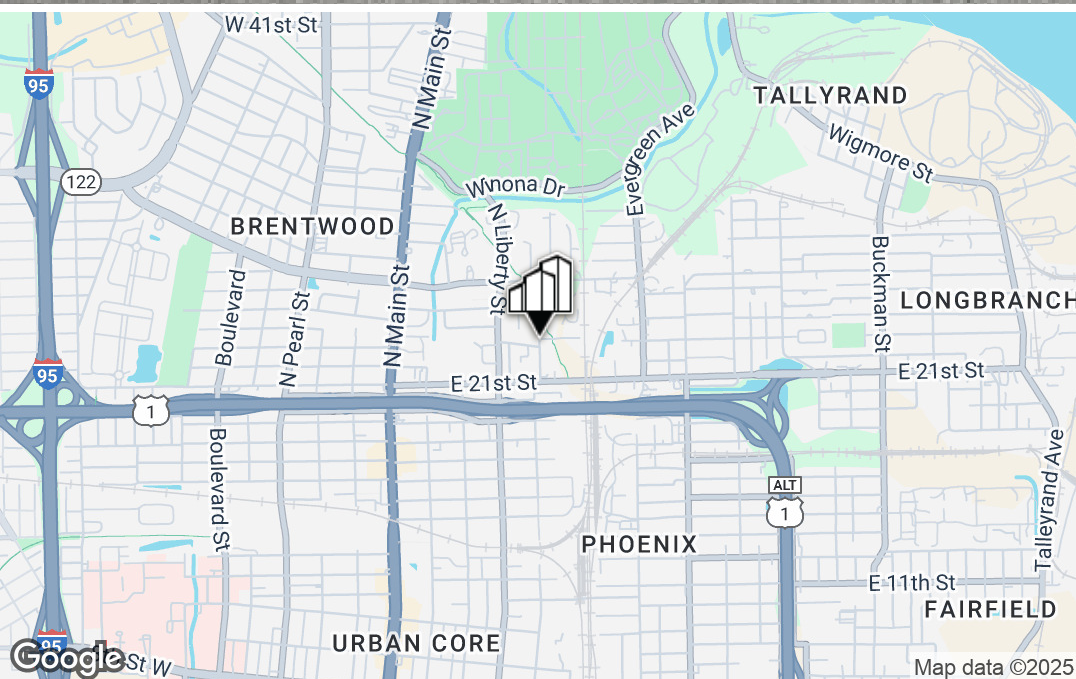
INDUSTRIAL PROPERTY FOR SALE

3175 WALNUT STREET

JACKSONVILLE, FL 32206



PRIMEREALTY



For More Information:

Tyler Steiner

Associate Director

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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.

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Jacksonville, FL 32206



OFFERING SUMMARY

Sale Price:	\$400,000
Building Size:	450 SF
Available SF:	
Price / SF:	\$888.89

PROPERTY OVERVIEW

Positioned 1.5 miles from the Talleyrand Marine Terminal, this 0.8-acre light industrial (IL) lot offers great accessibility for distribution, storage, or light manufacturing or logistics operations. The property also includes 450 sq ft of building space.

Located near I-95 and US-1, the site provides efficient regional and interstate connectivity, making it a strong choice for owners seeking an industrial location close to Jacksonville's primary logistics corridors.

Plenty of space for parking, equipment, or future improvements gives this property versatility for a range of industrial uses.

PROPERTY HIGHLIGHTS

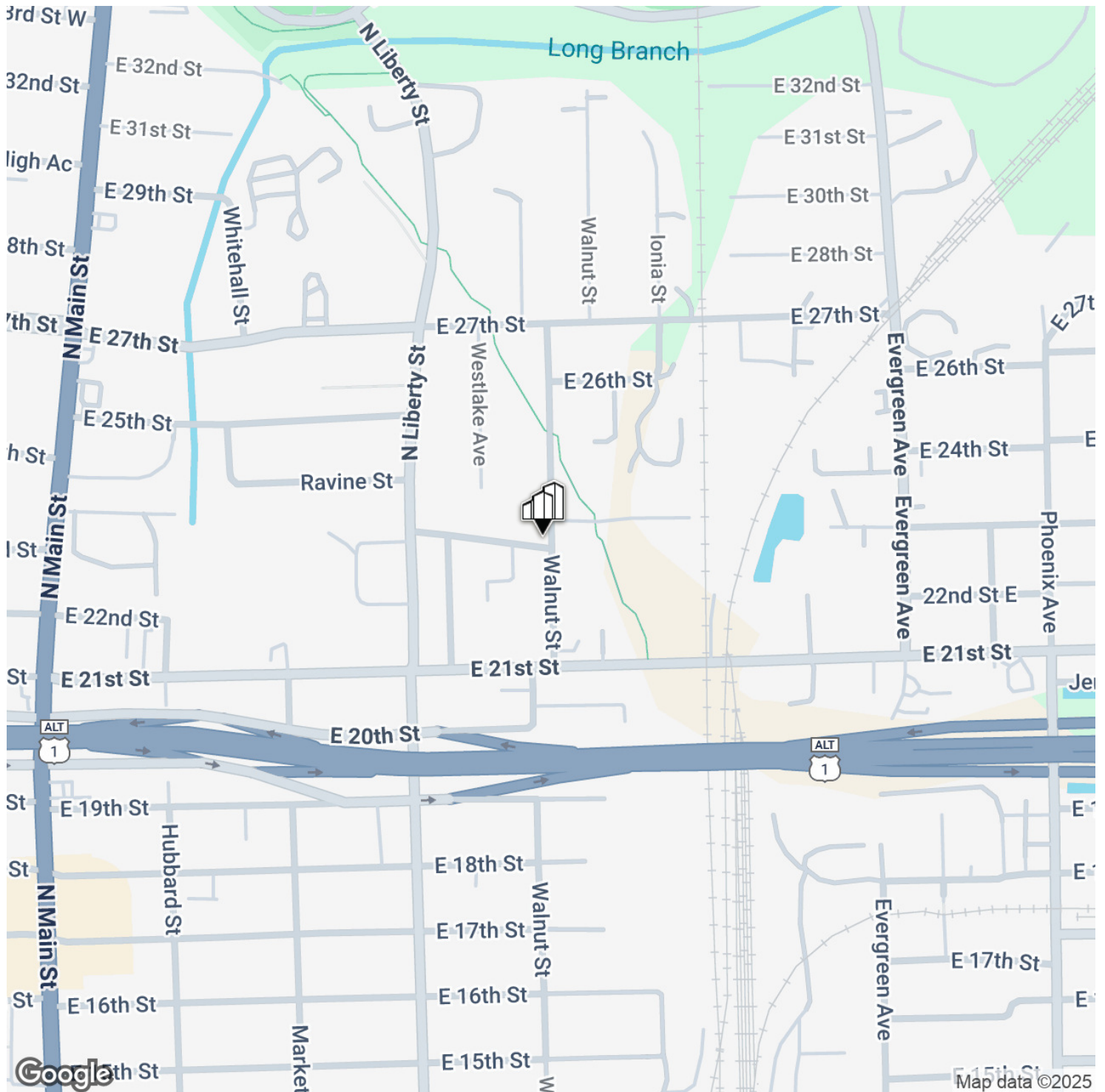
- 450 SF building
- IL Zoned
- Close to Talleyrand Marine Terminal
- Proximity to I-95 and US-1

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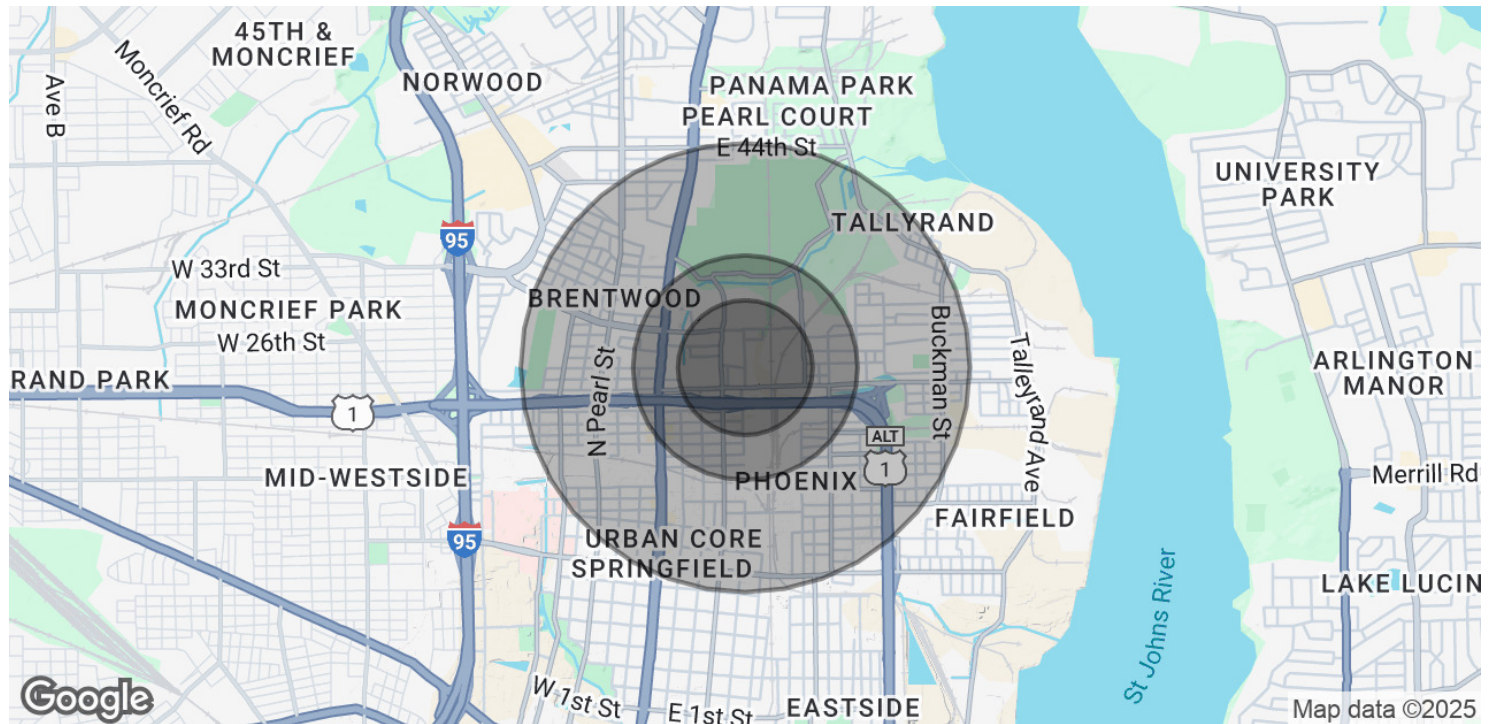
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	386	2,045	9,716
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	37	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	157	832	3,942
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$34,575	\$36,897	\$44,253
Average House Value	\$155,082	\$169,235	\$219,019

Demographics data derived from AlphaMap

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