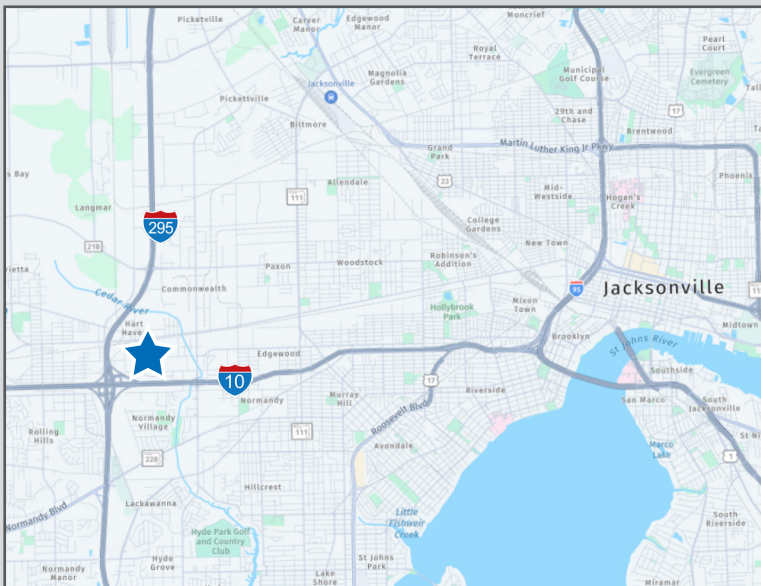


# 6973 HIGHWAY AVE, SUITE 102

JACKSONVILLE, FL 32254



**±2,400 SF FLEX/WAREHOUSE AVAILABLE FOR SALE OR LEASE**



- Condo Size: 2,400 SF
- Property: Clear Span Warehouse With Single Office And Restroom
- Clear Height: 16'-22'
- Zoning: IL (Industrial Light)
- Loading: Grade Level (10' x 12')
- Truck Court: Community Dock Well
- Sprinkler System: Wet Pipe
- Year Built: 2004
- Location: Close Proximity To I-10, I-295, And Major Roadways
- Seller/Owner Financing Preferred
- Air Conditioned Warehouse: 100% Climate Controlled Space

For more information please contact our exclusive agents:

**Colby Sims** Vice President  
[csims@phoenixrealty.net](mailto:csims@phoenixrealty.net)  
904.399.5222

**Available for Sale/Lease**  
**Lease Rate: \$10.75 per SF/NNN**  
**Sale Price: \$385,000**

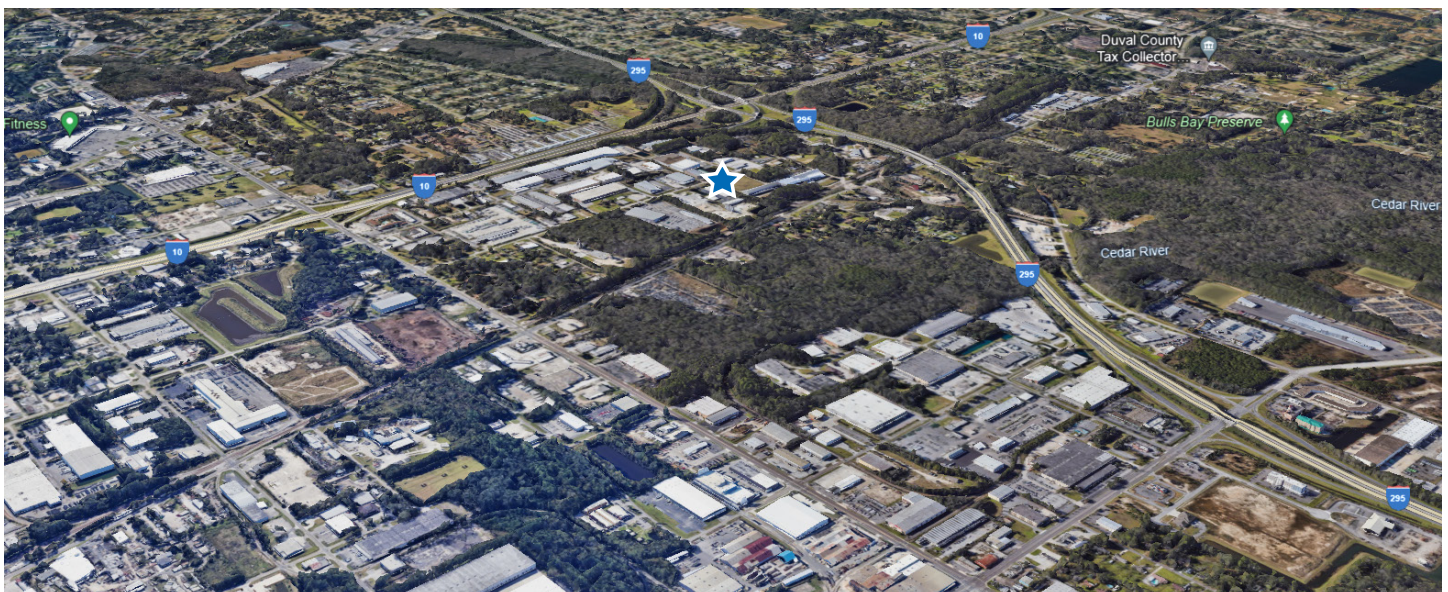
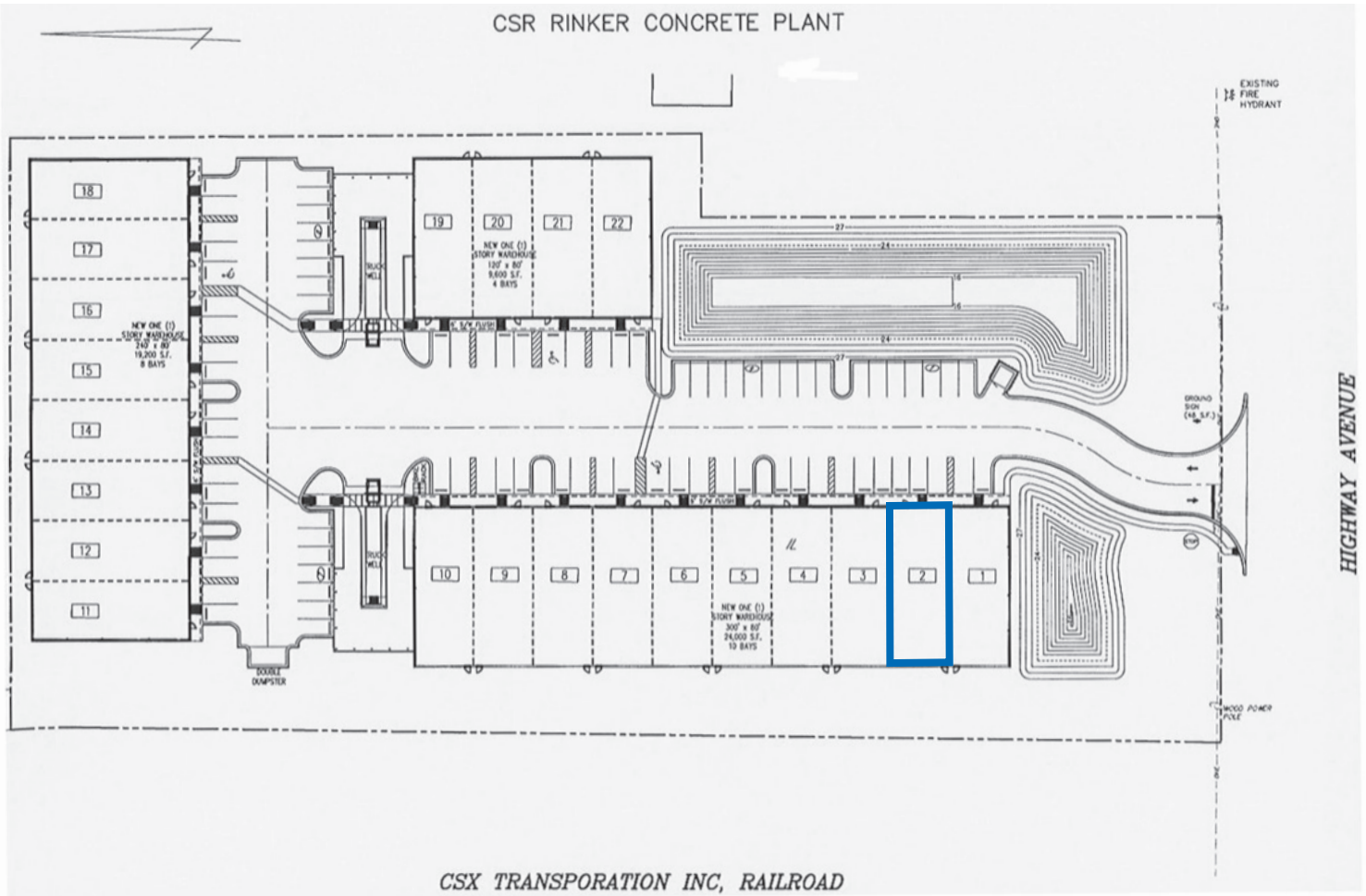
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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# Site Plan

6973 Highway Ave, Suite 102 | Jacksonville, FL | 32254



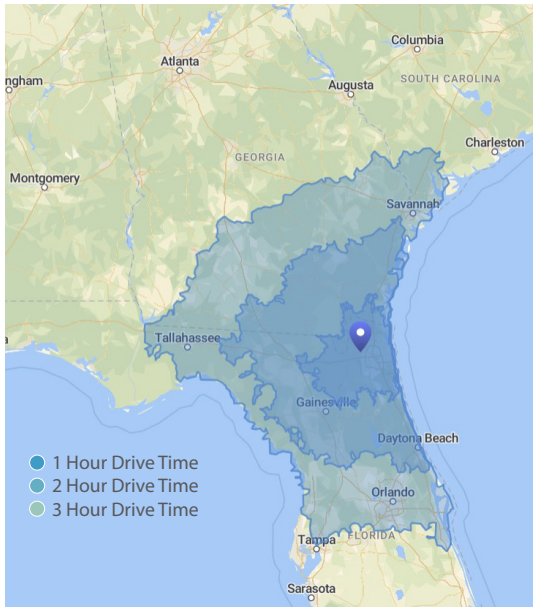
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# Local Area

6973 Highway Ave, Suite 102 | Jacksonville, FL | 32254

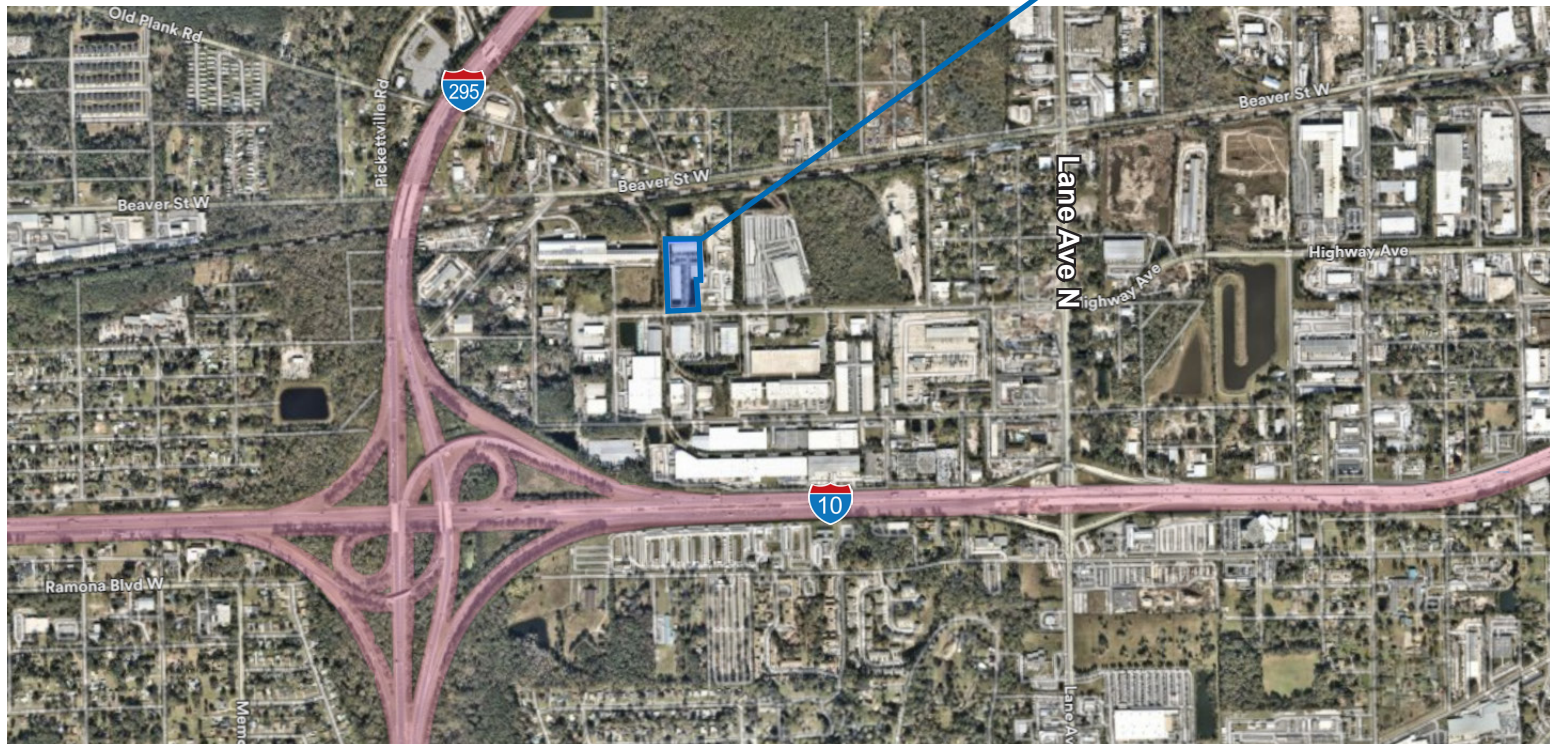


- ✓ **Jacksonville warehouse location for regional and local operations**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Strong Local Labor Base**

Point of Interest	Time	Miles
<b>I-95</b>	8 min	5.4
<b>I-10</b>	3 min	1.0
<b>I-295</b>	4 min	2.2
<b>JAX International</b>	23 min	18.5
<b>JaxPort</b>	17 min	10.8
<b>Downtown Jacksonville</b>	14 min	7.8



6973 Highway Ave is proximate to the region's major transportation infrastructure, providing direct access and serviceability to the Duval metro and neighboring regions.



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# Property Photos

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