



Colliers

N Canal Street

W 21st Street



41,410± SF Warehouse on 5.04± AC for **Sale**

2208 W. 21st Street | Jacksonville, FL 32209

~~Sale price: \$4,400,000~~
\$3,520,000

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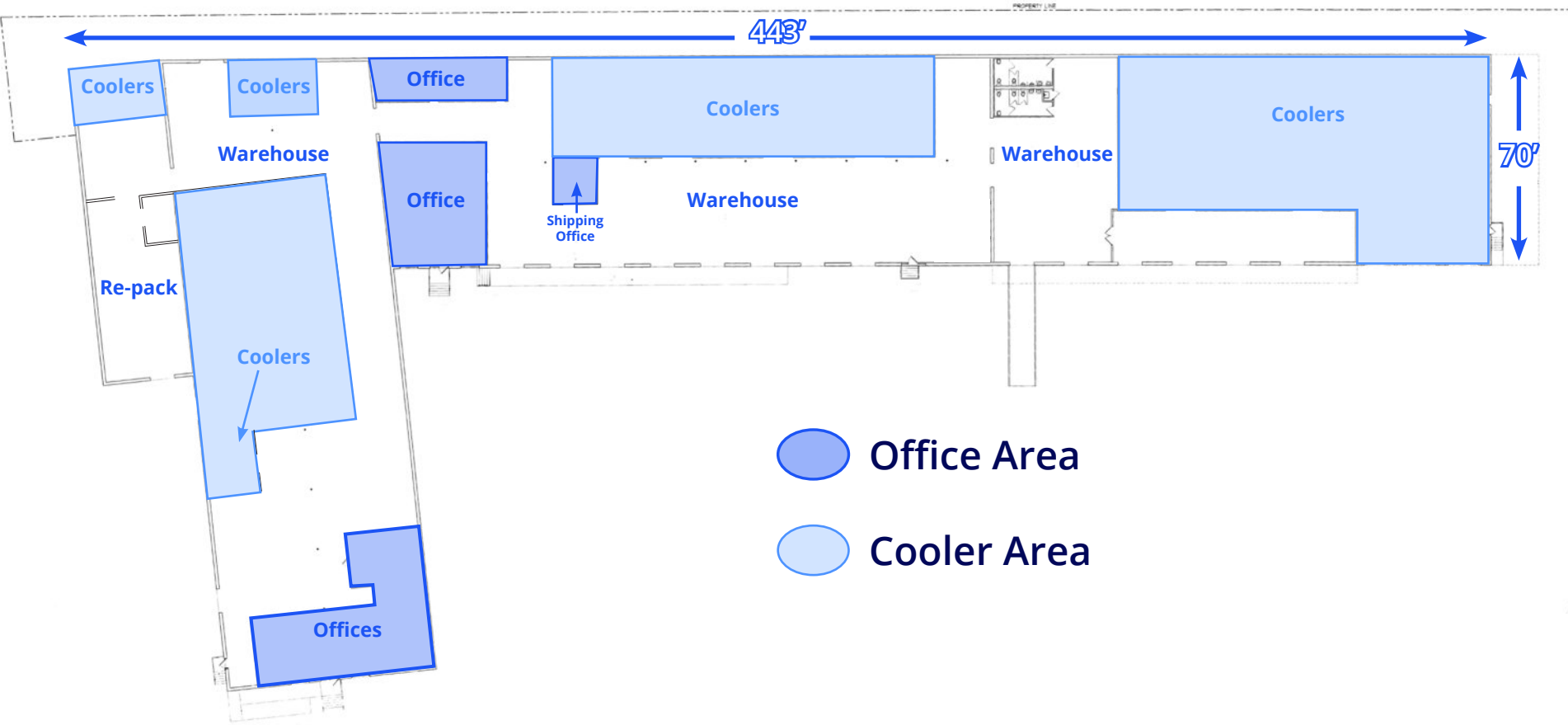
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Property Overview

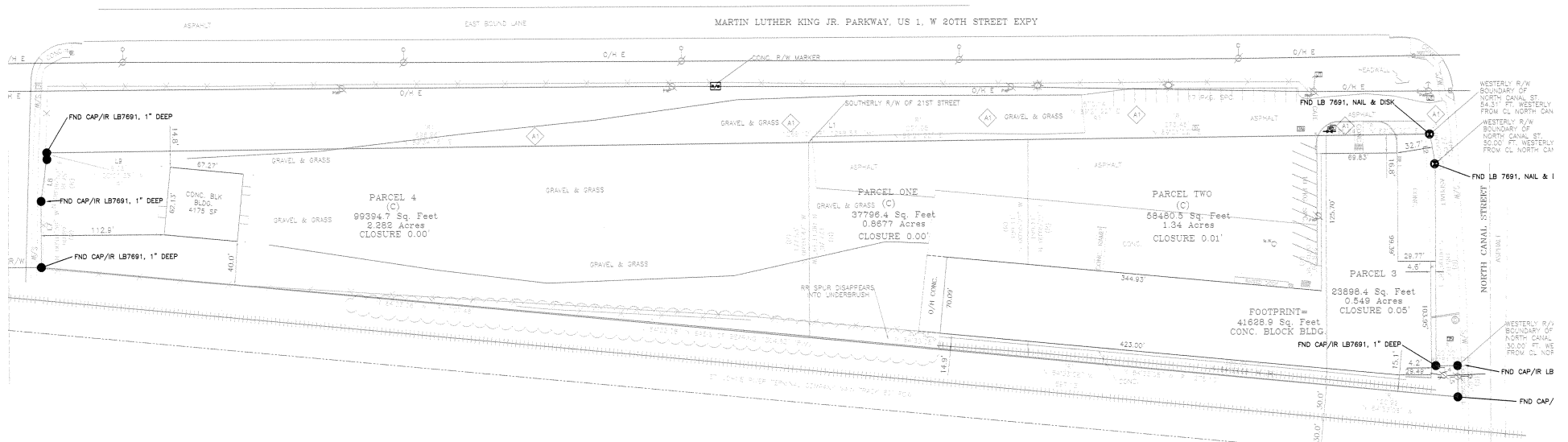
Address	2208 W 21st St. Jacksonville, FL 32209
Parcel ID's	048294-0000 048295-0010
Parcel Size	5.04± AC
Submarket	Northwest
Zoning	Light Industrial (IL)
Flood Zone	X (Moderate to low risk area)
Building Type	Warehouse/food storage
Construction Type	Concrete block
Year Built	1966 & 1971
Total Office	3,260± SF
Total Cooler Space	30,000± SF
Total SF	41,410± SF
Clear Height	17' - 19'
Dock Positions	(21) 8' x 10'
Drive-in Ramp	1
Power Service	800AMP, 240v, 3-phase
Warehouse Floor	Concrete
Lighting	Fluorescent
Sprinklers	None
Auto Parks	27
Off-Dock Trailer Parking	3.5± AC
Utilities	City water, sewer & electric
Improvements	• 1.77± acres asphalt paved • Perimeter chain-link fence • Automatic roll gate



Property Floor plan



NORTH INDEX IS
TITLE COMMITMENT DESCRIPTION



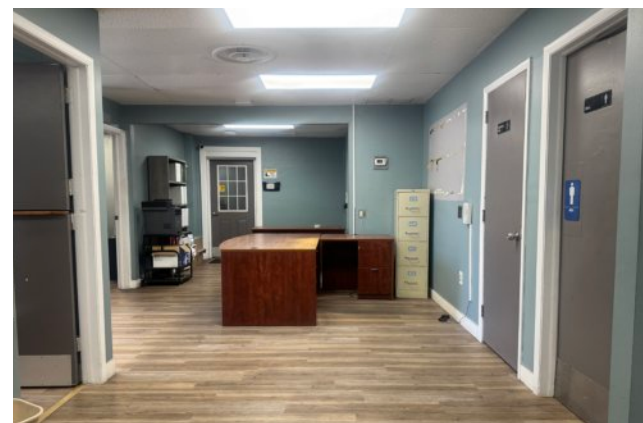
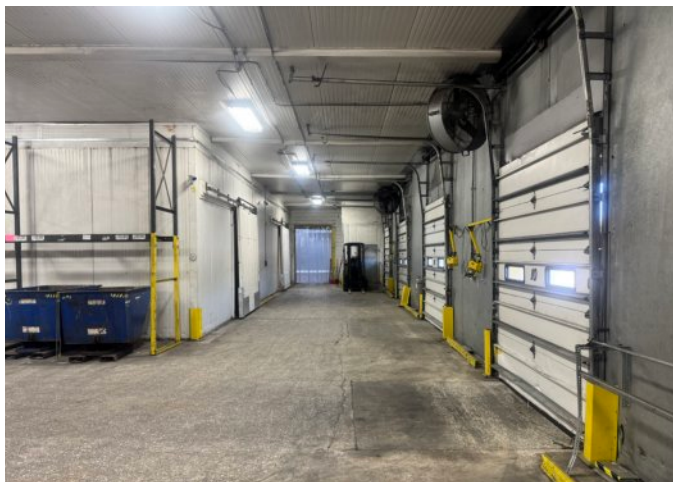
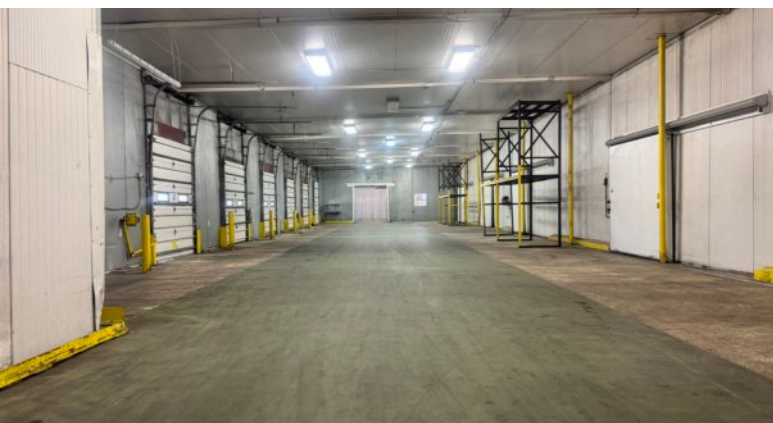
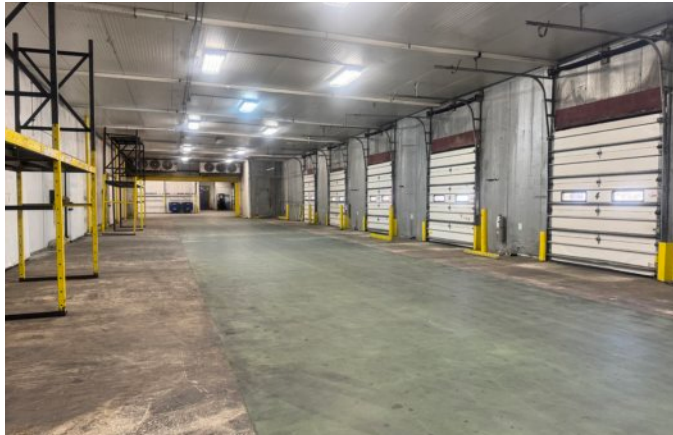
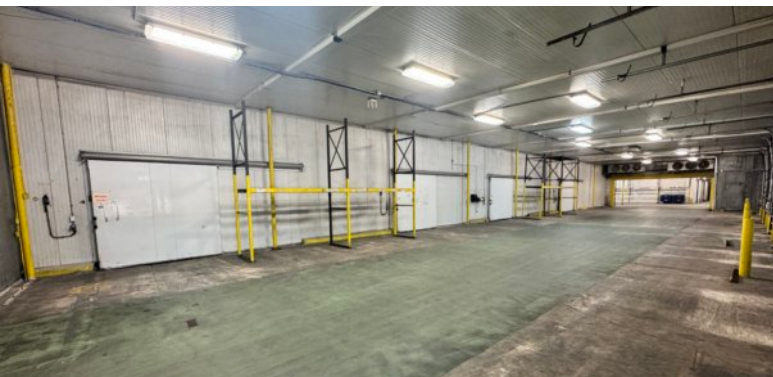
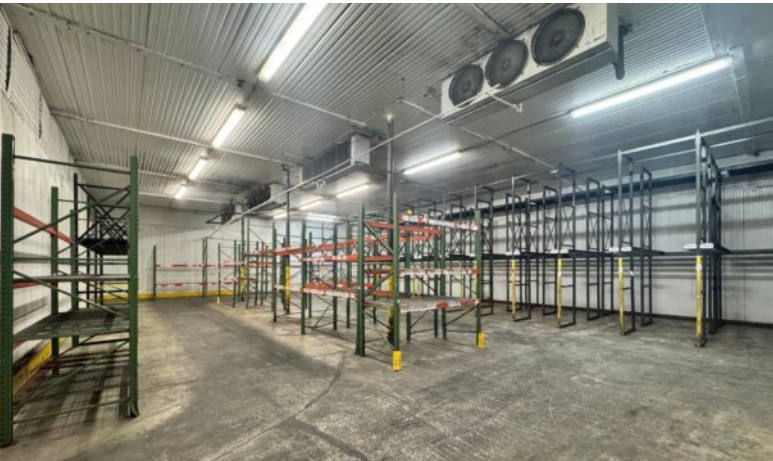
Property Location



Click to view location

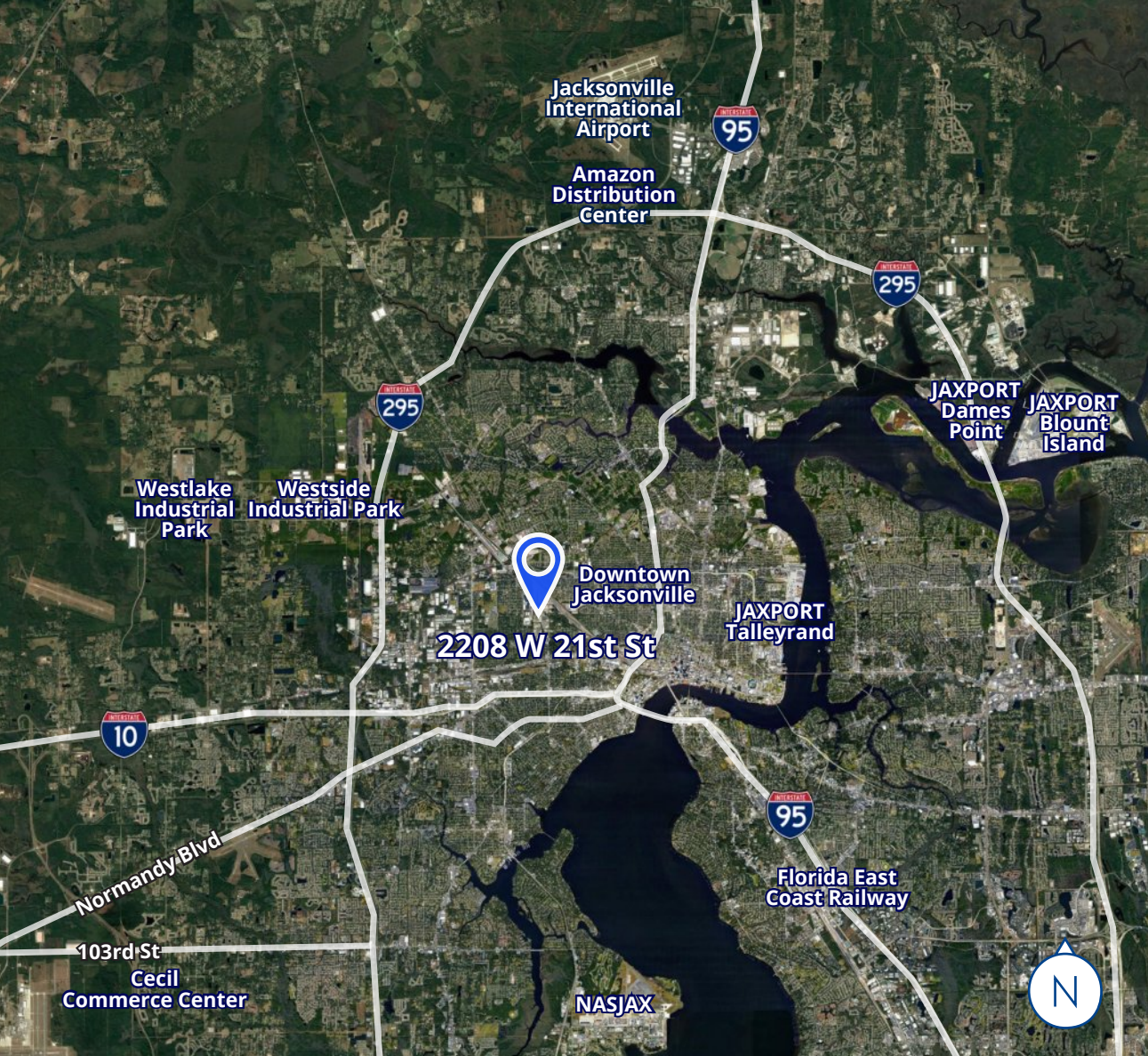


Photo Gallery



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2208 W 21st Street



US 1	.1 miles
US 23	.9 miles
Interstate 95	1.7 miles
Interstate 10	4.5 miles
Interstate 295	5 miles



CSX - Moncrief Yard	3.8 miles
Norfolk Southern Intermodal	4.9 miles
Florida East Coast Railway	10.1 miles



NAS JAX	11.8 miles
Jacksonville Int'l Airport	14 miles
Cecil Airport	22.7 miles



JAXPORT Talleyrand	4.5 miles
JAXPORT Dames Point	10.9 miles
JAXPORT Blount Island	12.8 miles

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