

OWNER/USER | DEVELOPMENT | INVESTMENT OPPORTUNITY- FOR SALE



## Highlights:

- (1) Dock
- (8) Drive-in OH Doors
- Clear Height: 12'-22'
- Power: 3-Phase/240v
- Roof Age: 2004-2016
- HVAC Age: 2002-2017
- Construction Type: Masonry
- Year Built: 1950-2005

## Summary:

In-demand owner/user, development, or investment opportunity now available. The property is within close proximity to downtown with quick highway access. The property is located just West of I-95 and North of I-10 making the site an ideal, central location.

## Property Summary:

Asking Price:	\$4,900,000
106 Sewald St.	9,482 SF
2436 Dennis St.	5,408 SF
2472 Dennis St.	29,149 SF
2446 Dennis St.	3,513 SF
<b>Total Building Size:</b>	<b>47,552 SF</b>
<b>Total Lot Size:</b>	<b>2.51 AC</b>
Zoning:	IL (Light Industrial)
Taxes:	\$24,203.05/yr

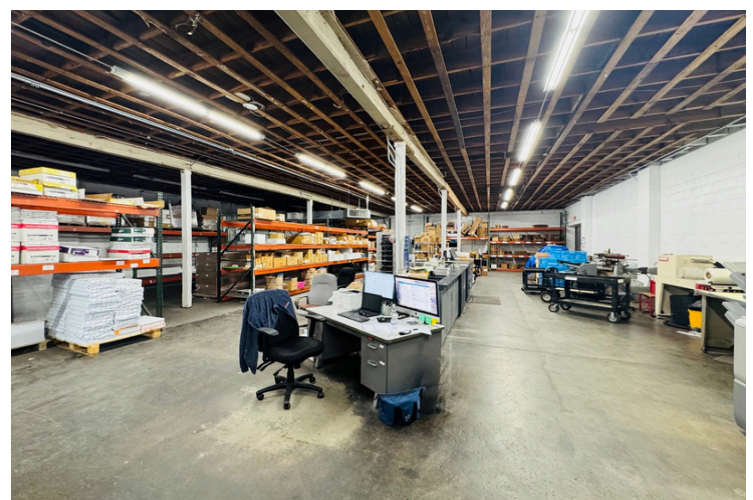
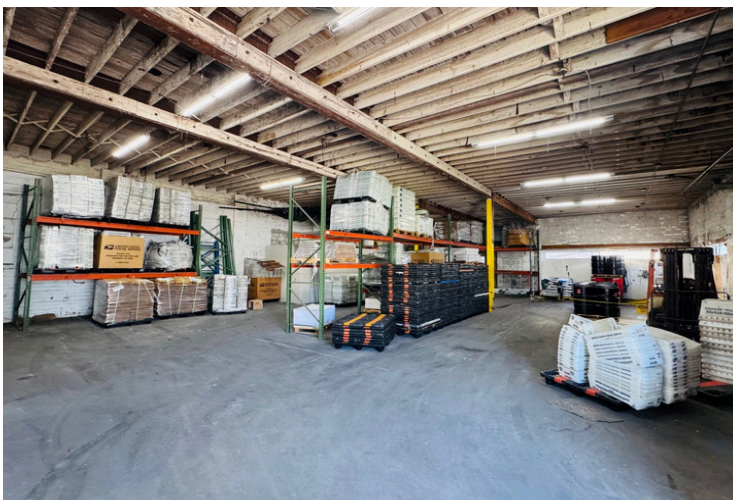
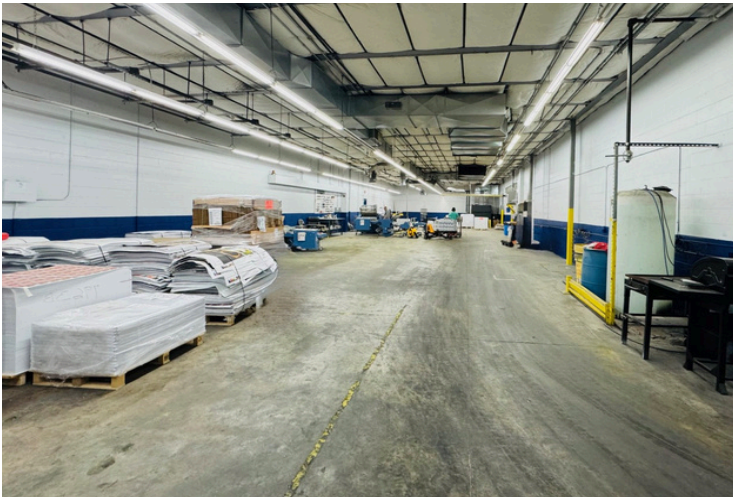


# 2436-2472 Dennis St.

## Property Photos

---

VANCAMPCOMMERCIAL.COM



THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM RELIABLE OUTSIDE SOURCES; VANCAMP COMMERCIAL PROPERTIES MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THE SUBJECT PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGES OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE..



**2436-2472 Dennis St.**

VANCAMPCOMMERCIAL.COM

Aerial Photos

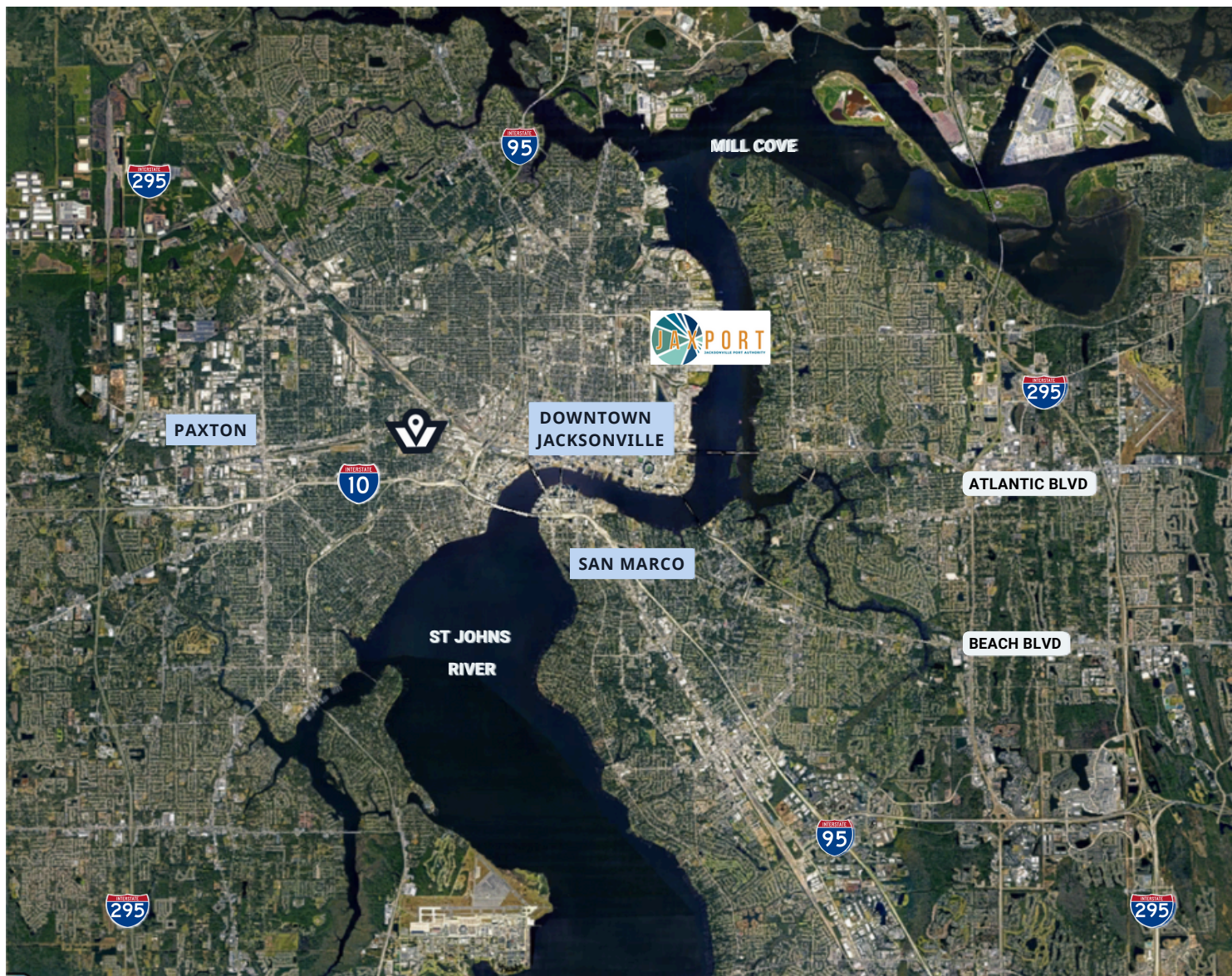
---



THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM RELIABLE OUTSIDE SOURCES; VANCAMP COMMERCIAL PROPERTIES MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THE SUBJECT PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGES OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE..



## 2436-2472 Dennis St. Property Map



**Kyle VanCamp**  
BROKER | OWNER

(904) 604 8189  
kyle@vancampcommercial.com

1505 Dennis St., Ste 105  
Jacksonville, FL 32204



**VANCAMP**  
COMMERCIAL PROPERTIES

KYLE@VANCAMPCOMMERCIAL.COM