

# 27,000± SF OFFICE-SHOWROOM-WAREHOUSE FOR SALE / LEASE



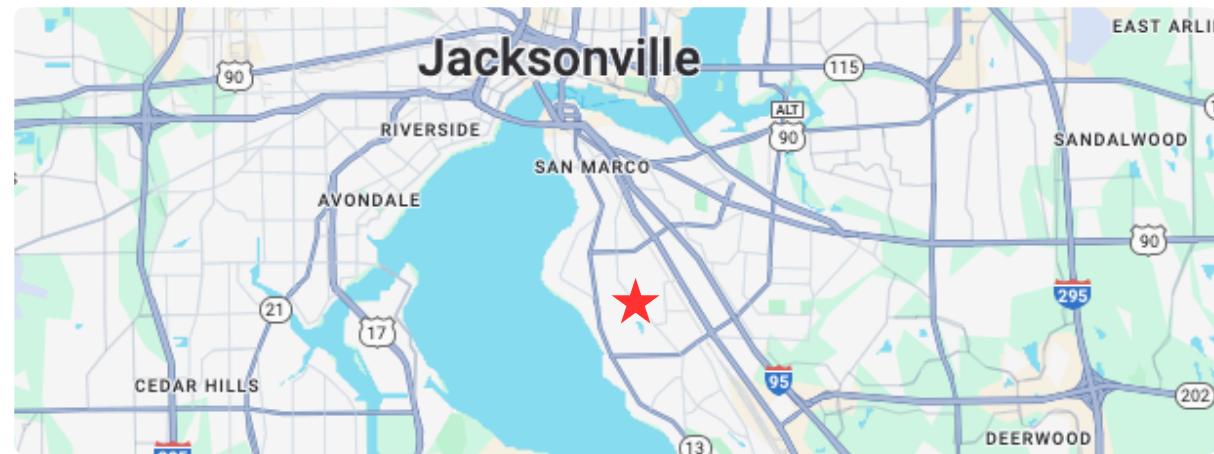
**4556 ST. AUGUSTINE ROAD**  
Jacksonville, FL 32207

#### Property Highlights

- Two buildings totaling 27,000± SF
- 1.27± Acres
- Zoned IBP
- 12.5'-17'± clear span w/ 7 overhead doors

#### Location Highlights

- Near I-95 & University Blvd.
- Easy access to Southside & Downtown Jax
- Rear loading entrance from Stetson Rd.
- 272'± of frontage w/ pylon on St. Augustine Rd.



Sale Price: \$3,499,000

Lease Rate: \$12.00 PSF, NNN

For Additional  
Information  
Contact:

**Mark Wainwright**  
(904) 728-1085  
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**Summer Wainwright**  
(904) 377-4949  
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## Property Features

<b>Buildings</b>	2
<b>Comined SF</b>	27,000± SF
<b>Zoning</b>	IBP
<b>Utilites</b>	City water & septic
<b>Electric</b>	3 Phase / 600 Amps
<b>Construction</b>	Concrete block & metal

### Building 1

<b>Size:</b>	19,000± SF
<b>Warehouse</b>	13,700± SF
<b>Showroom</b>	4,100± SF
<b>Office</b>	1,200± SF
<b>2 Overhead Doors</b>	10'x10'
<b>2 Overhead Doors</b>	10'x12'
<b>Clear Span</b>	14'-17'±



### Building 2

<b>Size</b>	8,000± SF
<b>Warehouse</b>	7,780± SF
<b>Office</b>	220± SF
<b>1 Overhead Door</b>	12'x12'
<b>2 Overhead Doors</b>	10'x10'
<b>Clear Span</b>	12.5'-14'±



Pine Street/RPS LLC

(904) 398-1044 | 2650-2 Rosselle Street, Jacksonville, FL 32204  
All information is deemed accurate but subject to errors / omissions

**4556 St. Augustine Road, Jacksonville, FL 32207**  
**Owner/User Office-Showroom-Warehouse for Sale**

  
Pine Street / RPS

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