

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



Pine Street / RPS



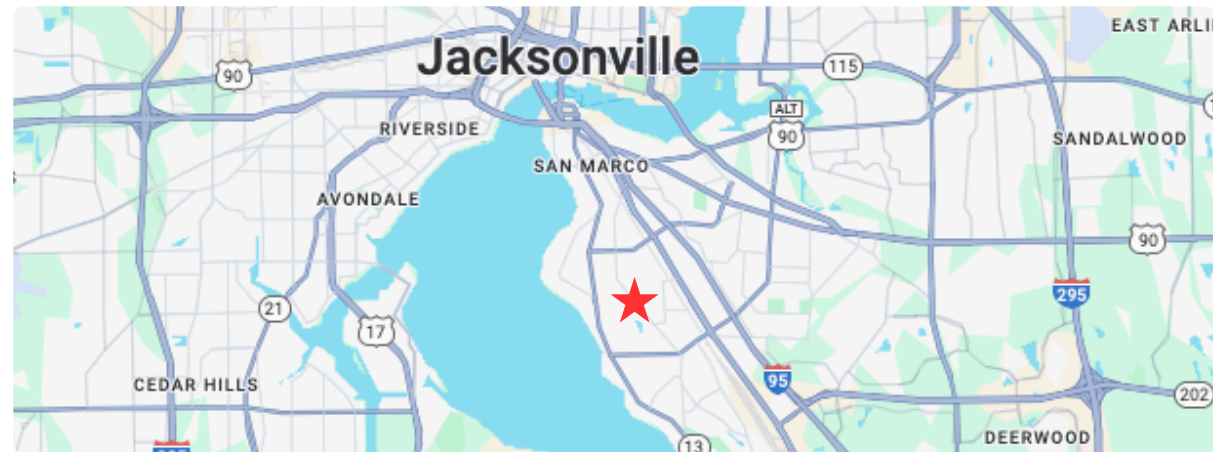
**4556 ST. AUGUSTINE ROAD**  
Jacksonville, FL 32207

## 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**

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**Summer Wainwright**

(904) 377-4949  
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## Property Features

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

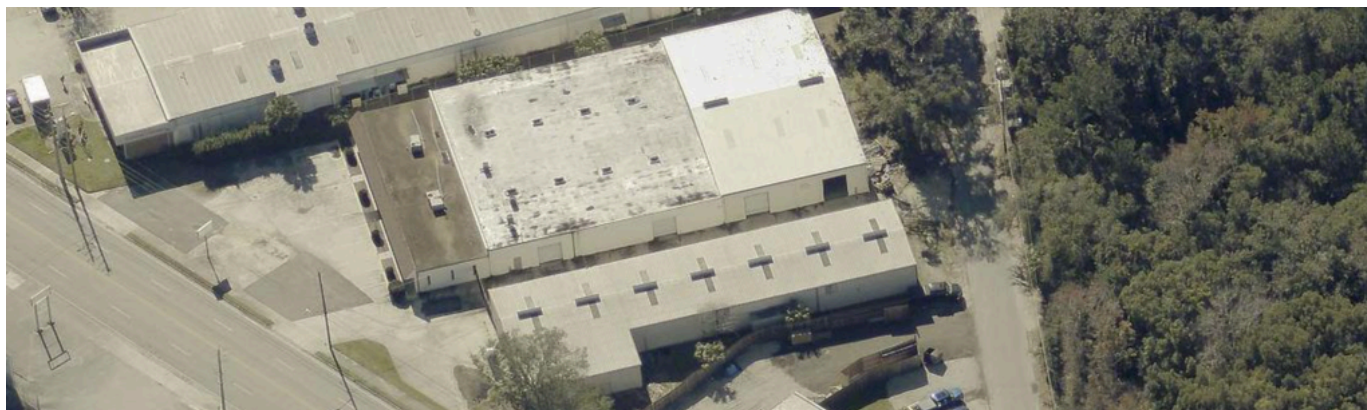
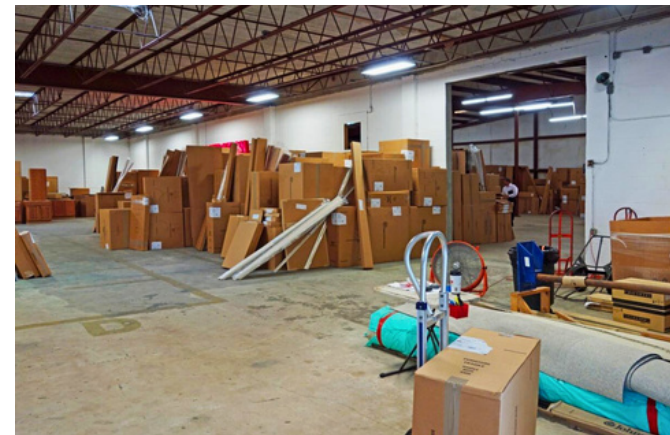
### Building 1

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

### Building 2

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

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



### Pine Street/RPS LLC

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

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