

FOR SALE / LEASE

Climate Controlled Two
Building Office | Warehouse



4722 Wesconnett Blvd
Jacksonville, Florida 32210



Cord Butler

60 Ocean Blvd., Suite #15

Atlantic Beach, Florida 32233

Phone: (904) 465- 1000

Email: cord@thecordellgroup.com



[View Drone Video Online](#)



Visit Our Website For Complete Listings

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

PROPERTY HIGHLIGHTS

Location: West side of Wesconnett Blvd.
approx. 2,500' S. of Blanding Blvd.

Total Combined Building Sizes: 21,337+- SF
Buildings insulated & climate controlled

Overhead Doors/Grade Level Loading:
Building #1: 1, 11' x 10' & 1, 8' x 10'
Building #2: 2, 12' x 12'

Clear Ceiling Height:
Building #1: 15.8' to bottom of ceiling grid
Building #2: 18.8' – 21' clear to bottom of I-beam

Power:
Building #1: 3 phase, 208/800 amp
Building #2: 3 phase, 208/1,200 amp

Estimated Land Size: 2.67+- acres

Frontage/Access/Exposure: 264+- FF along
West side of Wesconnett Blvd.

Parking: 47 + 4 handicap

Zoning: CCG-2 ([Click To Learn More](#))

Electric, Water & Sewer: Provided by JEA

Price: \$2,560,900/\$120 SF
Lease Rate: \$11.95 SF NNN
CAM/Real Estate Tax & Insurance: \$1.93 SF

BUILDING #1 (Built 1998 & Renovated 2013)



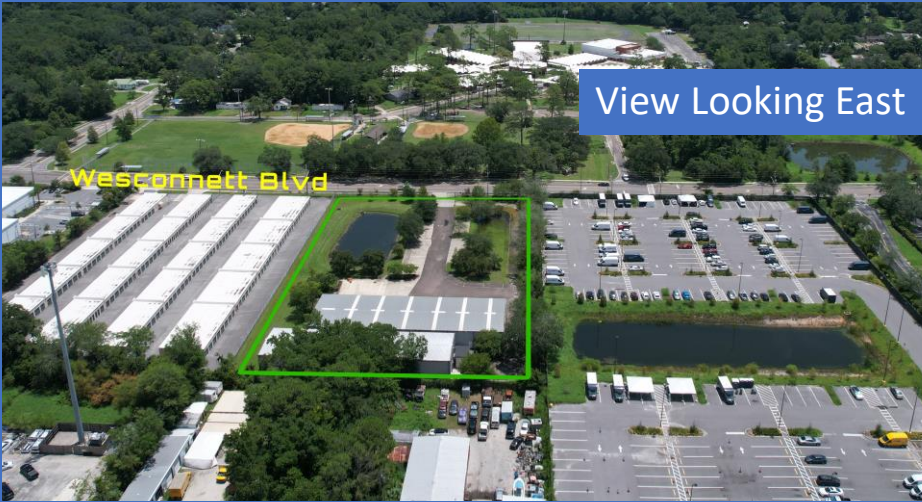
Estimated Gross Taxable Area: 13,600+- SF
Warehouse: 7,500+- SF
Office: 4,600+- SF
Mezzanine: 1,500+- SF

BUILDING #2 (Built 2013)

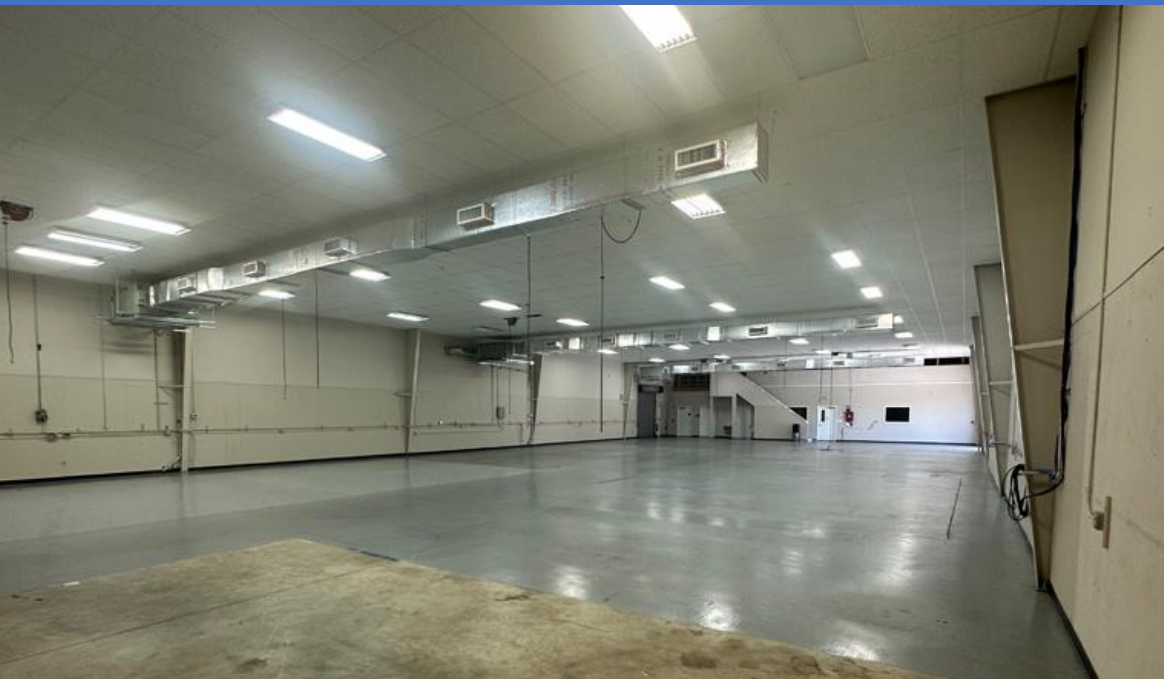


Estimated Gross Taxable Area 7,737+- SF
Warehouse: 6,077+- SF
Office: 820+- SF
Mezzanine: 840+- SF

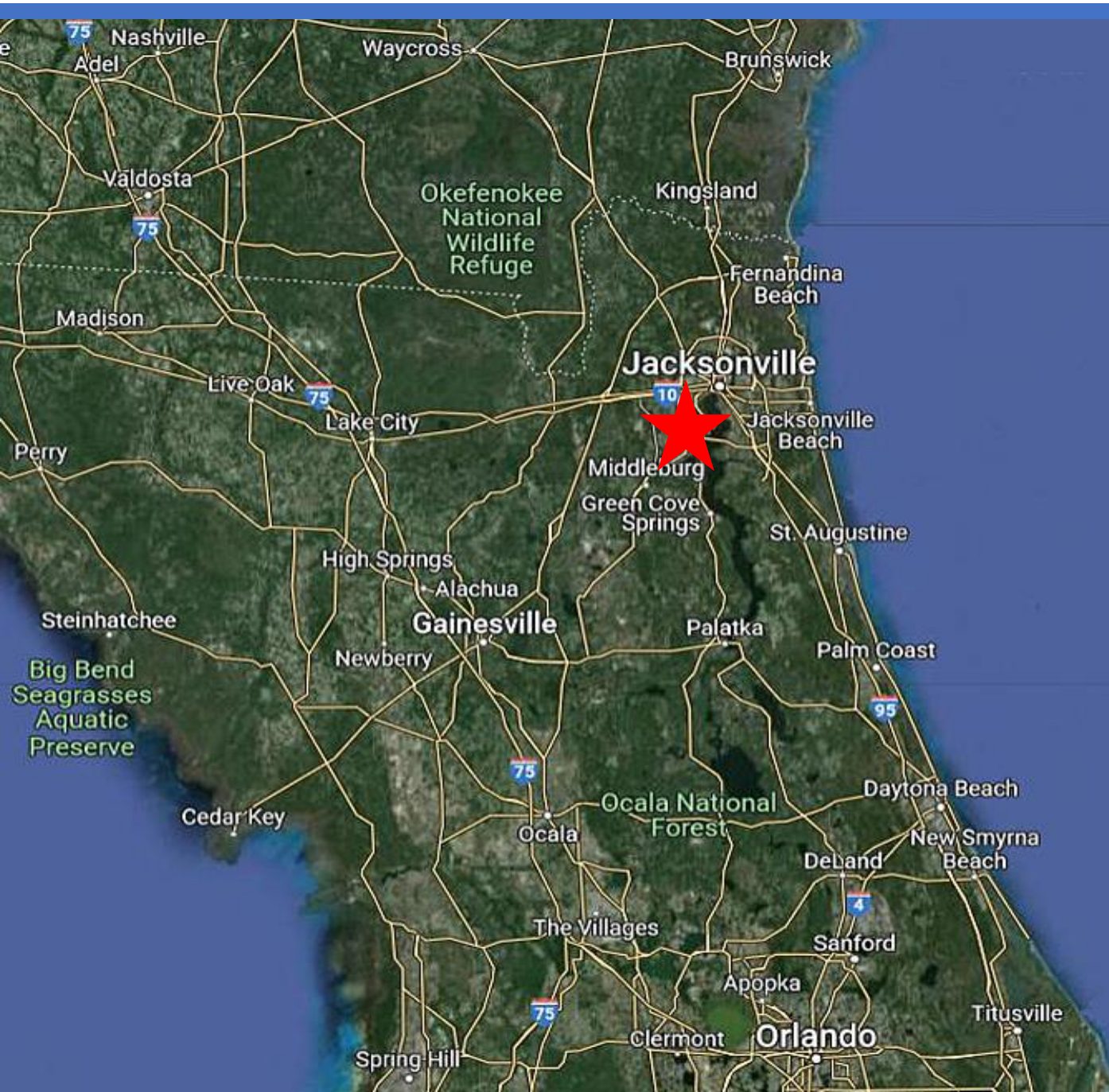
EXTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION MAP



AREA BUSINESSES



ORTEGA RIVER

CEDAR HILLS

CONFEDERATE POINTE

WESTSIDE MIDDLE SCHOOL

Value Pawn & Jewelry

SUBJECT

ORTEGA FARMS

WAL*MART SUPERCENTER

Auto Zone

WESCONNETT BLVD

TIMUQUANA RD

CAPTAIN D'S

Wendy's HAMBURGERS

CVS pharmacy

Speedway

FAMILY DOLLAR

BLANDING BLVD

SACRED HEART CATHOLIC SCHOOL

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2024 Population	10,350	84,960	176,751
2027 Projected Population	10,404	86,488	180,210
2024 Total Households	4,275	33,824	70,926
2027 Projected Households	4,287	34,349	72,155
Average Household Income	62,685	67,638	69,711
2024 Median Age	39.2	36.4	36.1
2024 Total Housing Units	4,616	37,270	77,970
2024 Total Businesses	584	4,022	9,256



Downtown
15 Minutes



JIA Airport
20 Minutes



I-10
10 Minutes



I-295
5 Minutes