



6973 HIGHWAY AVENUE #106

JACKSONVILLE, FL 32254

FOR SALE
\$369,000

PROPERTY DESCRIPTION

This 2,400-square-foot light industrial warehouse condo offers an ideal space for various light industrial uses, featuring essential infrastructure for distribution or storage needs. The property is equipped with 3-phase power, a ceiling height of 22 feet in the center and 16 feet along the sides, providing ample vertical space for equipment or storage. Built in 2004 and outfitted with a sprinkler system, it offers both safety and durability. The warehouse includes a convenient 10x12 roll-up door for efficient loading and unloading, and plumbing is in place for a bathroom at the front of the unit. Situated on a spacious 3.58-acre lot, this property boasts excellent accessibility with close proximity to I-10, I-295, and major roadways, making it a prime location for business operations requiring easy transit routes.



COURTNEY SMITH
REAL ESTATE AGENT

(786) 587-8702 | courtney@welchteam.com
www.welchteam.com

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated. Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.



COURTNEY SMITH
REAL ESTATE AGENT

(786) 587-8702 | courtney@welchteam.com
www.welchteam.com

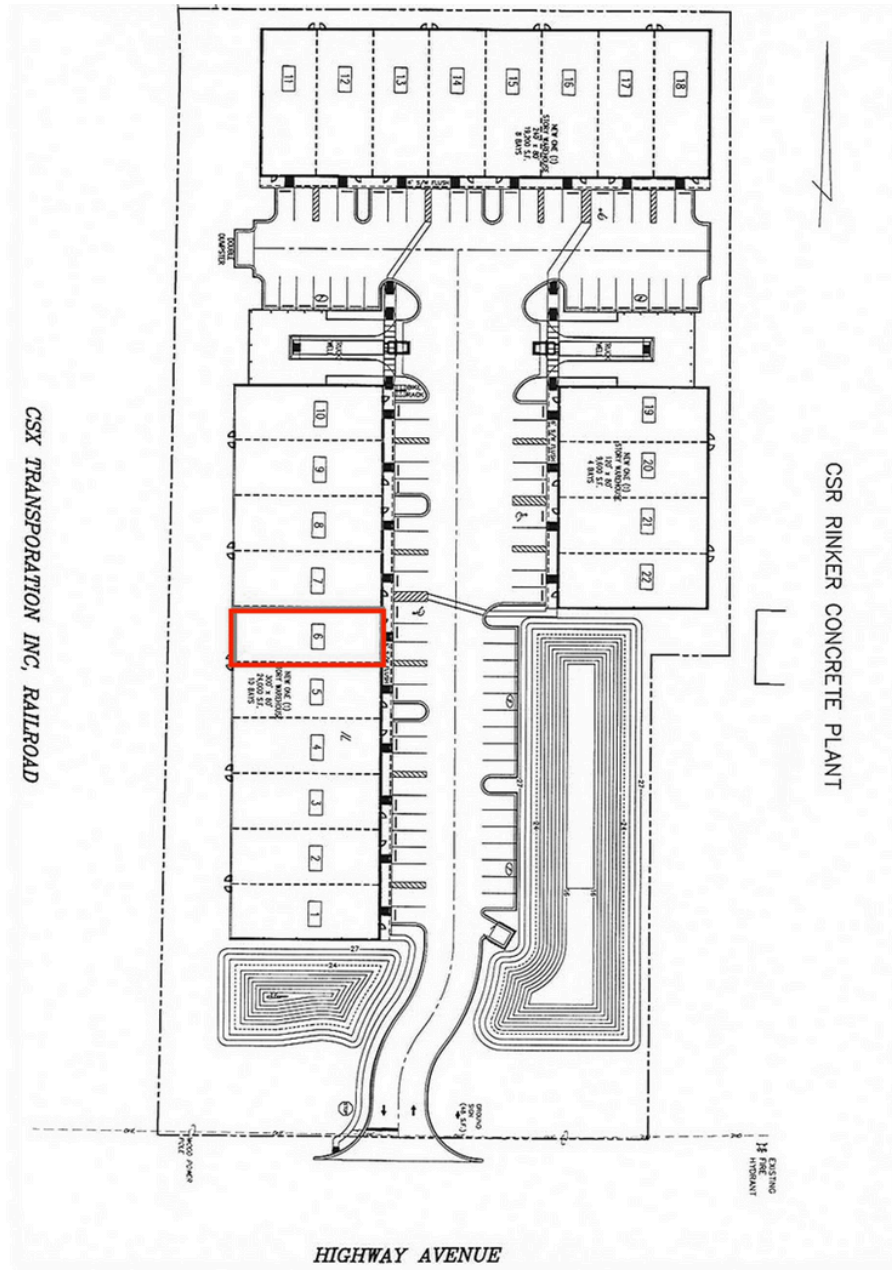
Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated. Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.



COURTNEY SMITH
REAL ESTATE AGENT

(786) 587-8702 | courtney@welchteam.com
www.welchteam.com

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated. Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.



OFFERING SUMMARY

Price	\$369,000	Class	C
Building Size	2,400 SF	Year Built	2004
Lot Size	3.58 AC	Zoning	IL - Light Industrial
Property Type	Industrial	Subtype	Distribution, Flex, Warehouse



COURTNEY SMITH
REAL ESTATE AGENT

(786) 587-8702 | courtney@welchteam.com
www.welchteam.com

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated. Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.