

# INDUSTRIAL PROPERTY FOR SALE

## 250 Lane Ave N Jacksonville, FL 32254



### OFFERING SUMMARY

Building Size:	21,760± SF
Warehouse SF:	16,000± SF
Office SF:	2,880± SF
Upstairs Storage:	2,880± SF
Lot Size:	1.74± Acres
Zoning:	IL
Ceiling Height:	14'-18'±
Dock-High Doors:	2
Grade-Level Doors:	2
Sale Price:	\$2,981,120

### PROPERTY OVERVIEW

The facility boasts a range of features and updates to support operations, including a 14-18' ceiling height, 3-phase electric power with 600 amps, and a brand-new roof with skylights and roof insulation installed in June 2024, maximizing energy efficiency. The property also connects to city water and sewer (August 2023), with upgraded restrooms and a new water heater (January 2024). The entire property is fenced for security, with a convenient 24-foot-wide roll gate that allows access to larger vehicles. The office space provides a foyer, reception area, conference room, offices and storage. Don't miss this rare opportunity to own a versatile property in a prime location.



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Information provided is deemed accurate, but subject to errors and/or omissions.



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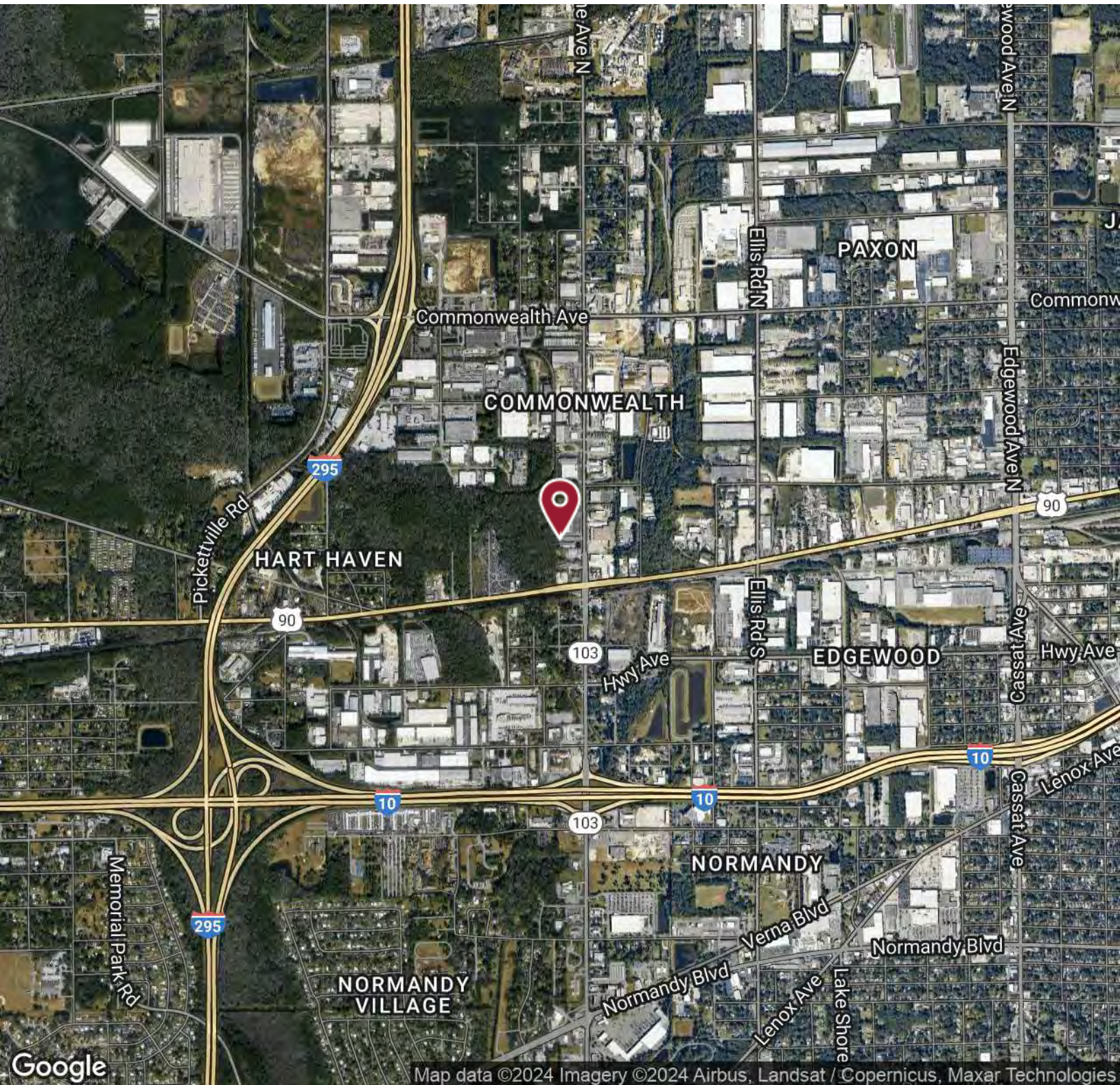
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