

# EDISON AVENUE PORTFOLIO

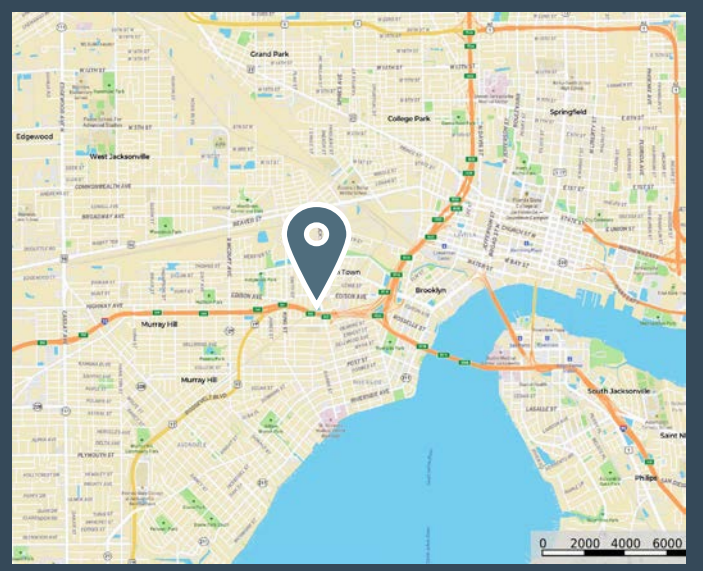
2890 EDISON AVENUE  
JACKSONVILLE, FL 32254



## WAREHOUSE FOR SALE/LEASE

- ◆ **Sale Price:** \$3,100,000
- ◆ **Lease Rate:** \$13.00 NNN
- ◆ **Property:** Four (4) buildings, seven (7) parcels, totalling 16,074 SF. All buildings are Grade Level.
- ◆ **Zoning:** CCG-2 (one residential lot RLD-60)
- ◆ **Clear Height:**
  - 2871 Edison: 12'
  - 2877 Edison: 10' & 15'
  - 2890 Edison: 13'-6"
  - 2908 Edison: 14'
- ◆ **Notes:** Industrial assemblage of grade level industrial warehouse with yard, turn-key automotive shop, office and residential lot.
- ◆ **Location:** Immediate access to the recently improved I-95/I-10 interchange.

AVAILABLE SPACES		
Building	Lease Rate	Size (SF)
2871 Edison	\$13.00	4,050 SF
2877 Edison	Leased	3,924 SF
2890 Edison	\$13.00	6,240 SF
2908 Edison	\$13.00	1,860 SF



**ALEX EVANS**  
OWNER/BROKER

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