

## THE OFFERING

BUILDING INFORMATION	
BUILDING SIZE	30,000 +/- SF
CONSTRUCTION	Masonry
YEAR BUILT	1950
Main Warehouse	22,500 +/-
Office Area in Main Warehouse	2,000 +/- SF
Warehouse (Smaller Section)	5,400 +/-
4 Offices with Restrooms	
CLEAR HEIGHT	
Slab to Bottom of Joists	15.7'
Slab to Bottom of Roof Deck	22.9'
DOCKS	5
RAMPS	2
COLUMN SPACING	75' x 16'
ELECTRICAL	3 PHASE
SPRINKLERED	WET SYSTEM
CITY WATER/SEWER	Yes
FENCED STORAGE	Yes
ACREAGE	1.53 +/- Acres

## PROPERTY OVERVIEW

This is a rare opportunity to acquire a full city block in Downtown Jacksonville. The property consists of 1.53 acres of land with a 28,000 square foot warehouse and a 900 square foot accessory building. Both buildings are masonry construction and fire sprinklered. The main building features a dock high, ramp, and grade level access. Located on the fringe of development just north of Downtown Jackson-ville, the property is prime for multifamily redevelopment or can be used for industrial uses. The property is close to TIAA Bank Field, 121 Financial Ballpark, Baptist Medical Center, MOCA, and Jacksonville Center for the Performing Arts.

925 North Ocean Street is in the heart of downtown Jackson-ville and is across the street from Springfield Park and Playground. The building has quick and easy access to Arlington Expressway and North Main Street. The space features a dock, a ramp, and grade level loading on site. The building has it's original architectural integrity in place with 24± feet. ceilings and plenty of natural light.

## FOR SALE OR LEASE

**ASKING PRICE:** \$4,350,000.00

PRICE PSF: \$145

**ASKING RENT:** Negotiable

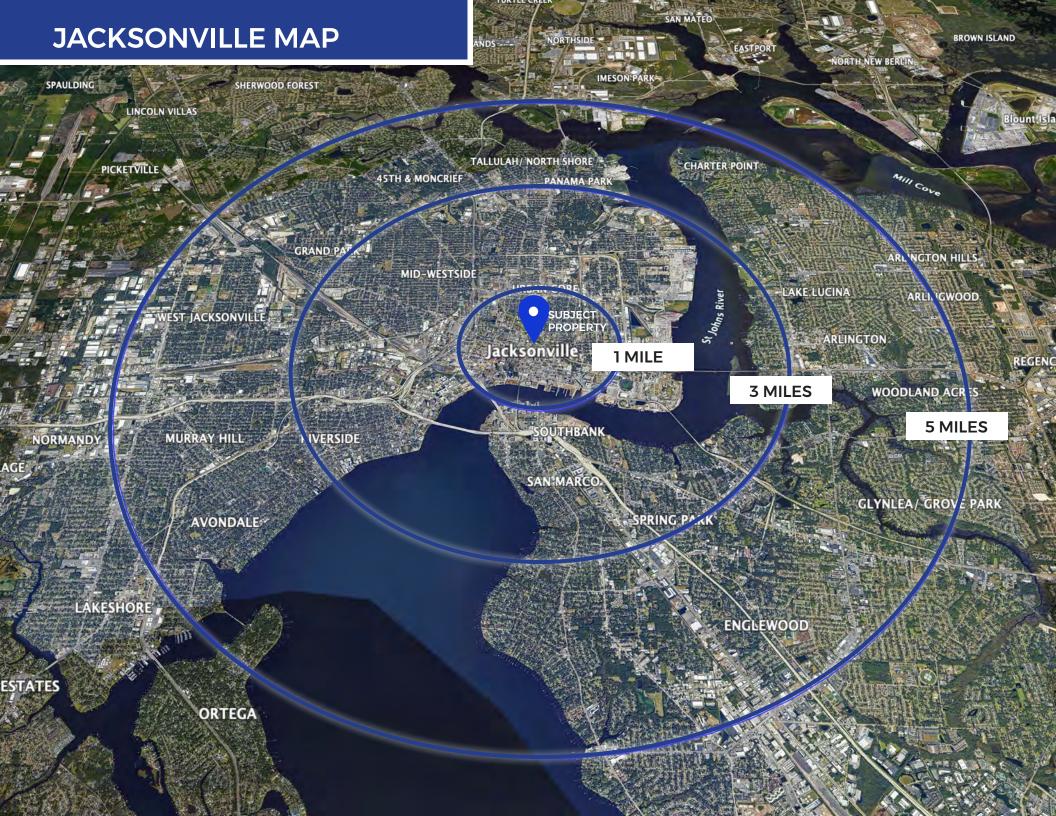
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## FOR ADDITIONAL INQUIRIES PLEASE CONTACT

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