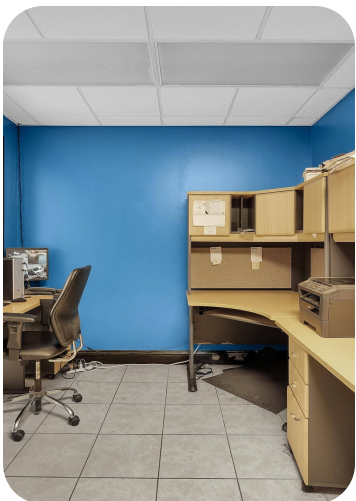




4104 Saint Augustine Road
Jacksonville, FL 32207



Conrad Boylan
Director
904.515.2590
cboylan@primerealtyinc.com

Alan Zwass
Associate Director
904.467.3992
azwass@primerealtyinc.com

Kevin Baez
Associate Director
904.467.3993
kbaez@primerealtyinc.com



Executive Summary



Offering Summary

Sale Price:	\$680,000
Building Size:	2912 SF
Lot Size:	0.3 Acres
Price / SF:	\$198.37
Year Built:	1976
Renovated:	2006
Zoning:	CCG -2
Submarket:	Mandarin
Traffic Count:	15,300

Property Overview

Prime Realty is proud to present this 2912 SF Flex Warehouse for sale at 4104 St. Augustine Road. Zoned CCG-2, this Southside location is ideal for automotive, warehouse storage, and smaller industrial users. Situated on 1/3 of an acre, this property is completely fenced and is connected to city water and sewer. With 18 ft clear height in the warehouse space, this property is perfect for owner-users or investors.

Property Highlights

- 15,300 AADT (Average Annual Daily Traffic Count)
- Completely fenced 0.3-acre lot.
- Zoned CCG-2
- The building has separate meters, gates, bathrooms & entrances for a two-office configuration.
- Warehouse area has separate bathroom & pedestrian door entrance
- 14ft Clear height with 2 adjacent steel overhead coiling doors 12 ft wide by 18 ft high
- 3 automotive pneumatic floor lifts that remain with the sale.



Center Photos

4104 Saint Augustine Road | Jacksonville, FL 32207
All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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