

JUST LISTED!

FREE STANDING CLIMATE CONTROLLED WAREHOUSE & SHOWROOM

6569 103RD STREET | JACKSONVILLE, FL 32210



 FranklinStreet

LICENSED REAL ESTATE BROKER | FranklinSt.com

ARLETTE PRICE | Senior Associate
904.243.6363 | Arlette.Price@FranklinSt.com

 FranklinStreet

6569 103RD ST | JACKSONVILLE, FL

PROPERTY SUMMARY

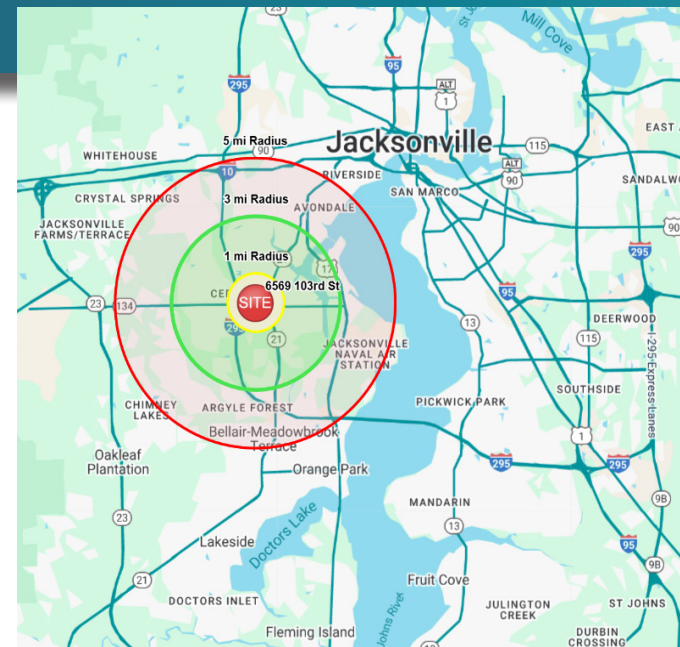


PROPERTY HIGHLIGHTS:

- Sale Price: \$1,950,000
- 1.06 Acres
- Zoning: CCG-2
- Warehouse Clear Ht: 18'
- Pylon Sign
- 103rd St frontage
- 45 Parking Spaces
- 16,615 RSF

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,141	88,769	192,893
Total Households	3,149	34,285	76,996
Average Income	\$69,818	\$82,018	\$89,516
Median Age	35.6	35.0	35.7



PROPERTY INFORMATION

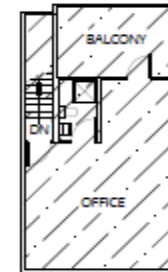
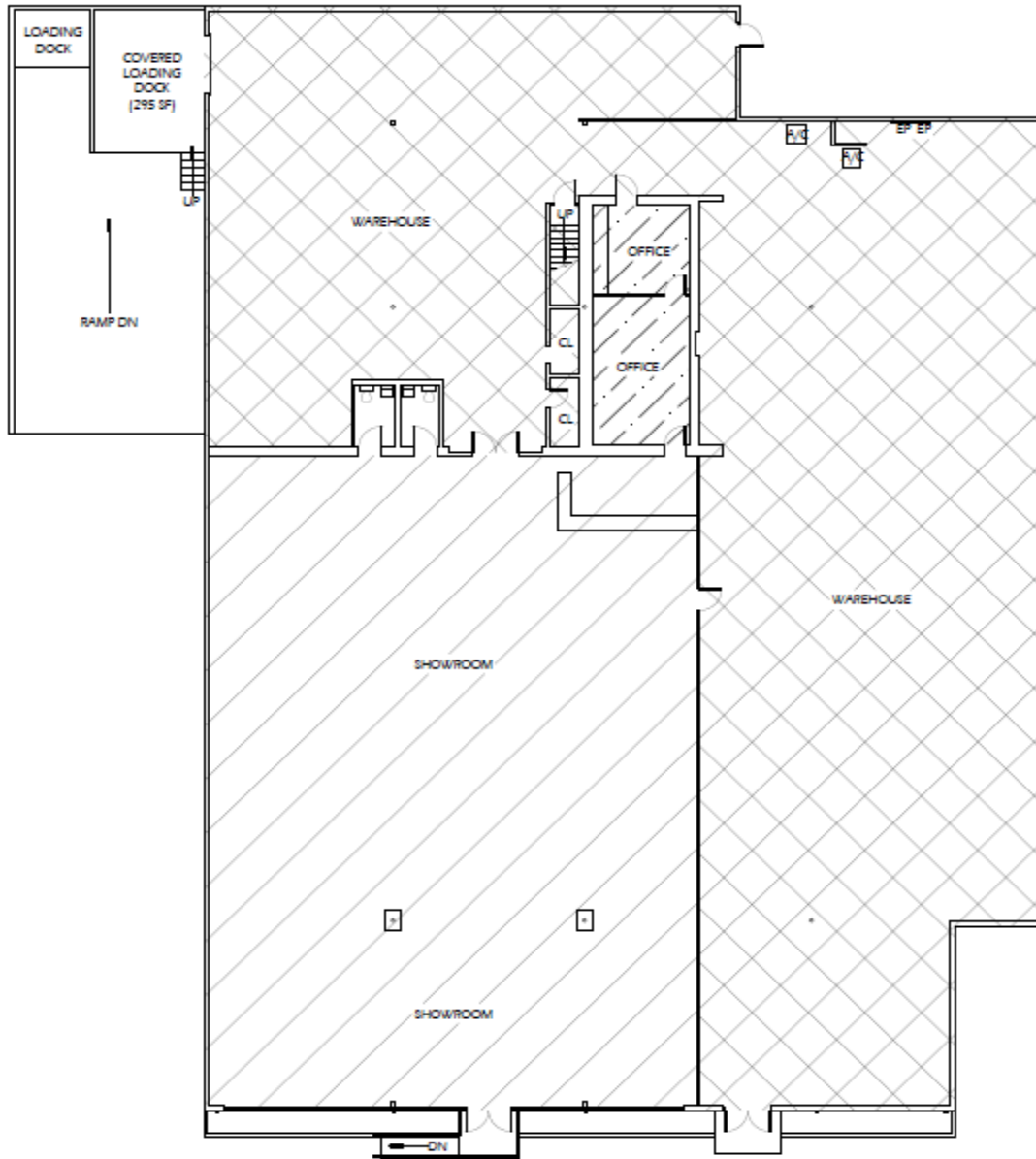
Standalone industrial/flex property ideally located in West Jacksonville. Built in 1963 and zoned CCG-2, the building offers 16,615 RSF of enclosed area with ±5,500 SF Showroom (±400 SF office), warehouse space, and ample parking. AADT), the site is ideal for industrial owner-users, logistics, or light manufacturing.

PROPERTY SPECS




Building Area	16,615 SF
Lot Size	1.06 Acres
Year Built	1963
Property Sub-type	Warehouse & Showroom
Building Class	C
Zoning	CCG-2
APN	014310-0020
Dock Doors	1 Ext.
Drive-ins	1 Tot
Parking	45 Spaces
Construction Type	Steel



EXISTING PLAN



AREAS:

-  SHOWROOM (5,734 SF)
-  WAREHOUSE AND STORAGE (9,498 SF)
-  OFFICES (1,088 SF)


COVERED LOADING DOCK (295 SF)

Existing Plan
for:
**6569 103rd
Street**
Jacksonville, Florida 32210

ARCHITECTURAL SERVICES:

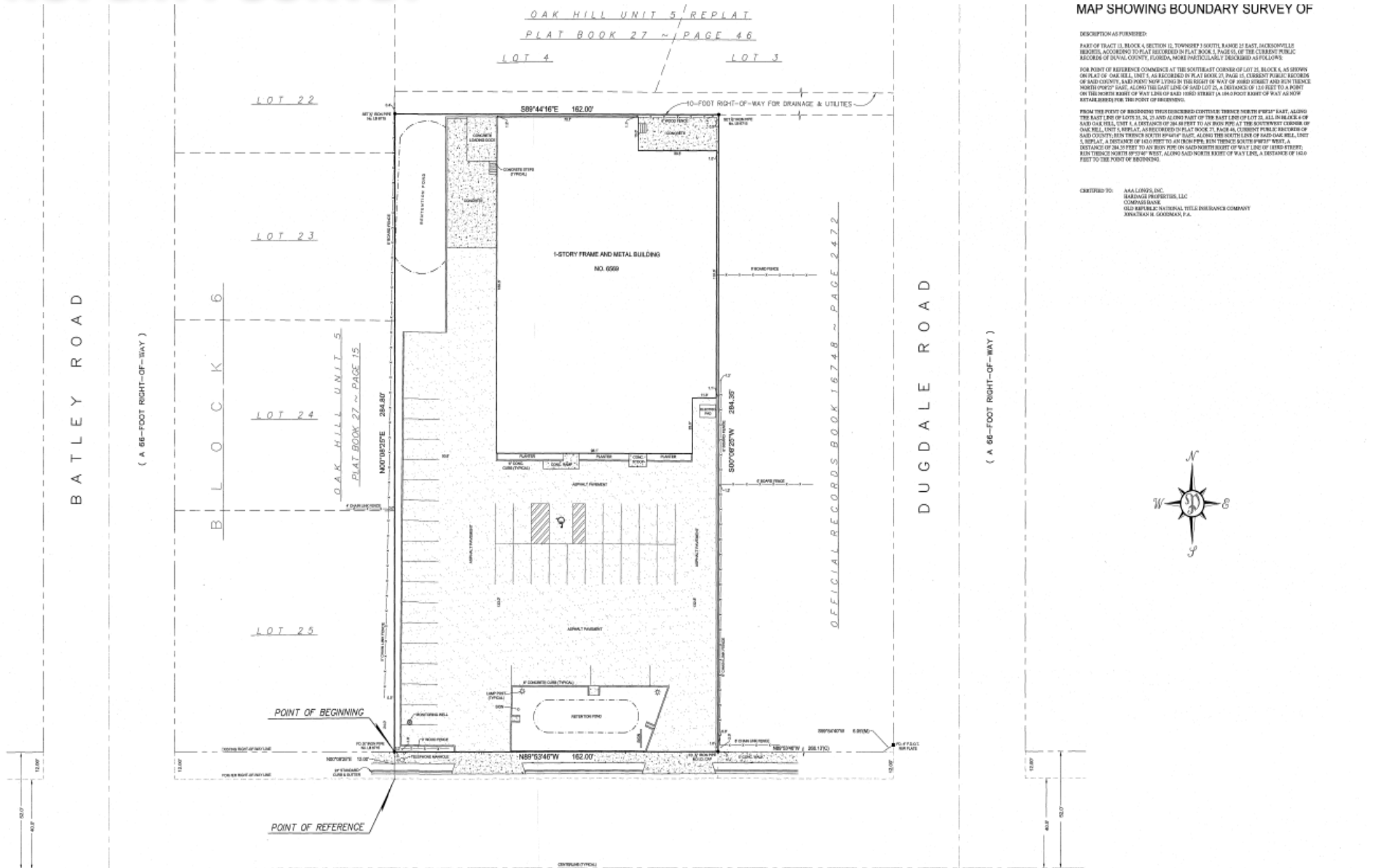


MICHAEL BLAKE ARCHITECTS LLC
904 Margaret Street
Jacksonville, Florida 32204
904.594.4994
M. Blake, Reg. No. AR 96125



FLOOR PLAN
1/16" = 1'-0"
0 2 5 10 20
1 OF 1
9.30.2025

PROPERTY SURVEY



MAP SHOWING BOUNDARY SURVEY OF

DESCRIPTION AS FURNISHED:
 PART OF TRACT 13, BLOCK 4, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 12 EAST, JACKSONVILLE RECORDS, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 16, OF THE COMMON PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY, IS DESCRIBED AS FOLLOWS:
 FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 21, BLOCK 4, AS SHOWN ON PLAT OF OAK HILL, UNIT 1, AS RECORDED IN PLAT BOOK 15, PAGE 15, CURRENT PUBLIC RECORDS OF SAID COUNTY, AND PROCEED N60°20'00\"/>

CERTIFIED TO: A&A LANDS, LLC
 BALEWAG PROFESSIONAL, LLC
 COMPTON/BANK
 OLD FARMERS NATIONAL TITLE INSURANCE COMPANY
 JONATHAN H. GARDNER, P.A.



103rd STREET
 (A 104-FOOT RIGHT-OF-WAY)

RECALCULATED AND RE-CERTIFIED 12.08.16, W.D.P. 2014 #1957
 RECALCULATED AND RE-CERTIFIED 11.22.11, W.D.P. 2001 #1947

PERRET AND ASSOCIATES, INC.
 527 ATLANTIC BOULEVARD SUITE #6, JACKSONVILLE, FLORIDA 32207 - (904) 855-0593 - FAX (904) 855-0583

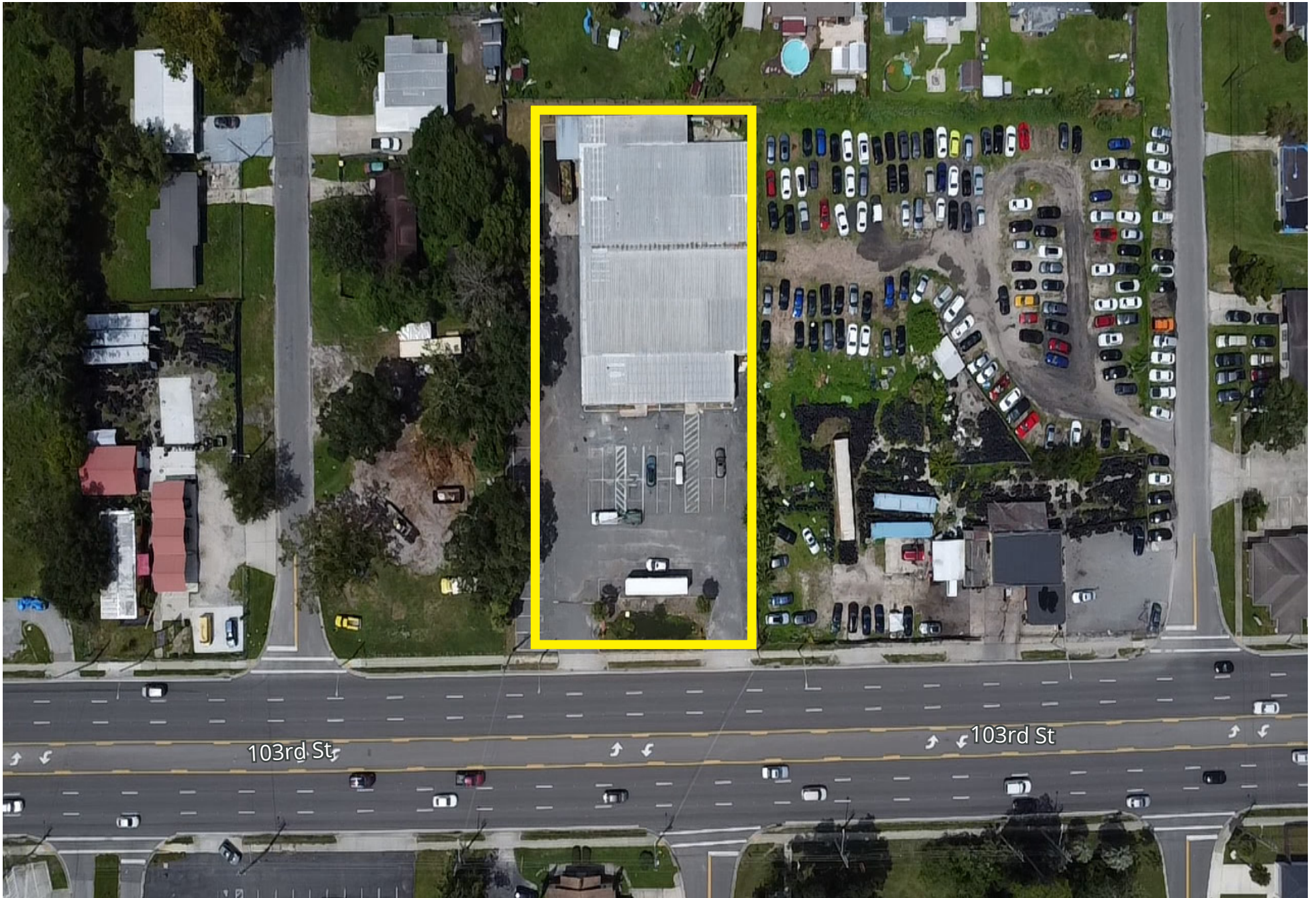
GENERAL NOTES:	LEGEND
(1) BOUNDARY SURVEY HEREON WAS BASED ON THE EXISTING AND USE OF SURVEYED AND ADJACENT PLATS.	1.01. POINT OF BEGINNING
(2) THIS PROPERTY HAS NOT BEEN INSPECTED FOR IMPROVEMENTS, ENCUMBRANCES, RESTRICTIONS, ETC.	1.02. POINT OF REFERENCE
(3) ANY ENCUMBRANCES, ETC. ARE SHOWN ON THIS SURVEY AS NOTED HEREON.	1.03. POINT OF COMMENCEMENT
(4) IT IS THE SURVEYOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PLAT BOOK AND PAGE FOR THE USE OF THIS SURVEY AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PLAT BOOK AND PAGE FOR THE USE OF THIS SURVEY.	1.04. PERMANENT BOUNDARY MONUMENT
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	2.00. PERMANENT BOUNDARY MONUMENT

SCALE: 1"=40'
 DATE OF FIELD SURVEY: NATHAN P. PERRET, P.L.C. CERT. NO. 6906
 15-6715

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



CONTACT

ARLETTE PRICE

Senior Associate

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