



N Canal Street

W 21st Street



41,410± SF Warehouse on  
 5.04± AC for **Sale**  
 2208 W. 21st Street | Jacksonville, FL 32209

**Sale price: \$4,400,000**

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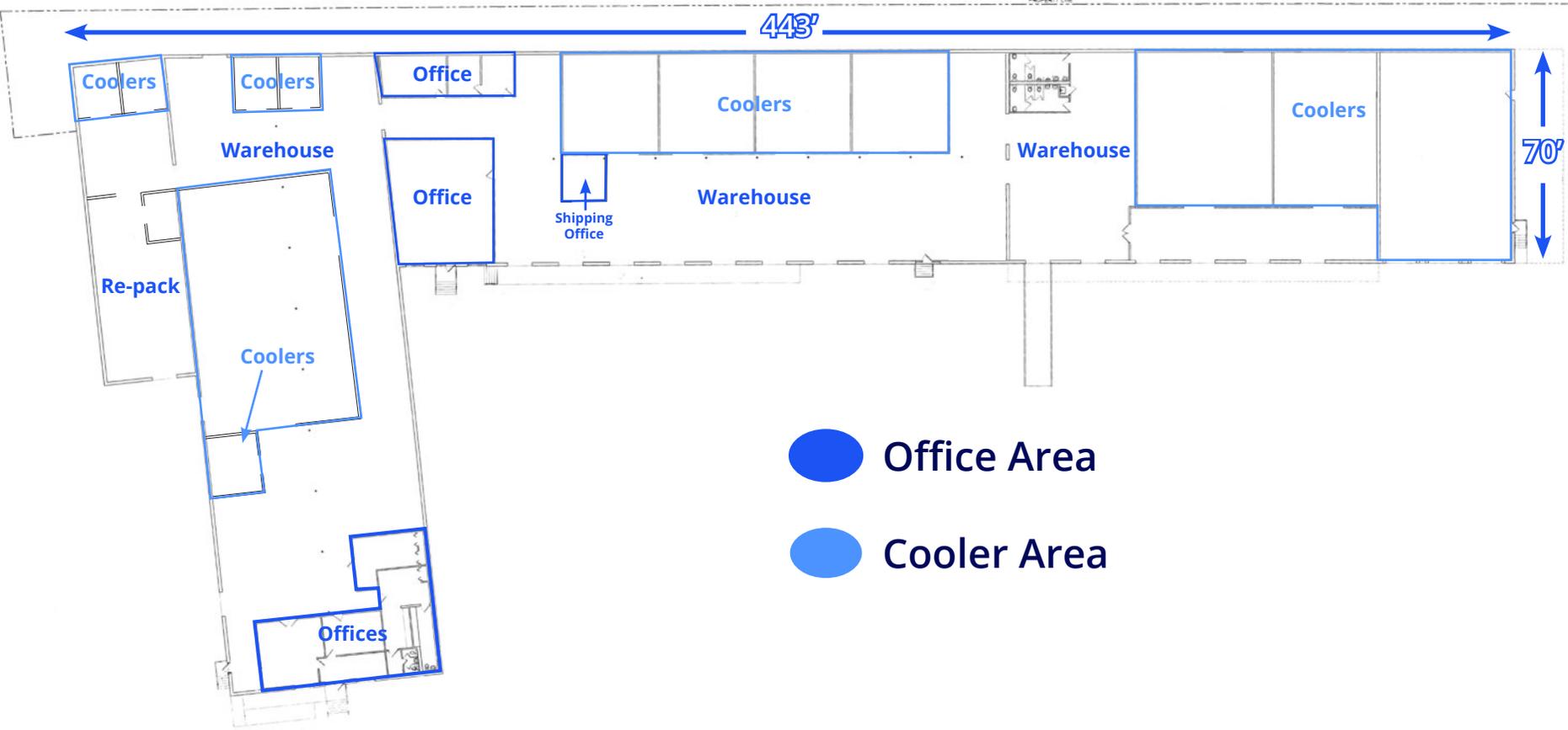
Colliers  
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# Property Overview

Address	2208 W 21st St. Jacksonville, FL 32209
Parcel ID's	048294-0000 048295-0010
Parcel Size	5.04± AC
Submarket	Northwest
Zoning	Light Industrial (IL)
Flood Zone	X (Moderate to low risk area)
Building Type	Warehouse/food storage
Construction Type	Concrete block
Year Built	1966 & 1971
Total Office	3,260± SF
Total Cooler Space	30,000± SF
Total SF	41,410± SF
Clear Height	17' - 19'
Dock Positions	(21) 8' x 10'
Drive-in Ramp	1
Power Service	800AMP, 240v, 3-phase
Warehouse Floor	Concrete
Lighting	Fluorescent
Sprinklers	None
Auto Parks	27
Off-Dock Trailer Parking	3.5± AC
Utilities	City water, sewer & electric
Improvements	<ul style="list-style-type: none"><li>• 1.77± acres asphalt paved</li><li>• Perimeter chain-link fence</li><li>• Automatic roll gate</li></ul>



# Property Floor plan





# Property Location



Click to view location



2208 W 21st St

AAA Cooper Transportation

**SFE**  
SOUTHEASTERN FREIGHT LINES

**Sysco**

**BIG MOUNTAIN**

**HMT**

**ups**

**CROWLEY**

**ABC**  
Supply Co. Inc. **BEACON**

**Copart**

**NS**  
NORFOLK SOUTHERN

**CSX**

**ALLIED**

**UPHealth**  
UNIVERSITY OF FLORIDA HEALTH

**Sysco**

**Coca-Cola store**  
**Seaconus**  
Cargo In Motion.

Westside  
Distribution Center

**Biagi Bros.**  
**HILEX**  
POLY  
A NONGUMMI BRAND

**Lineage**

W. Beaver St

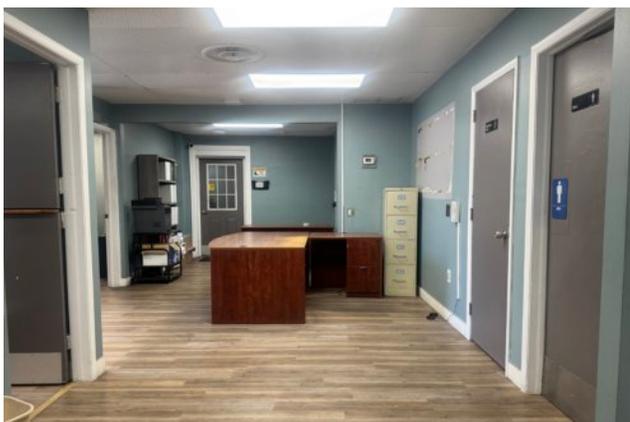
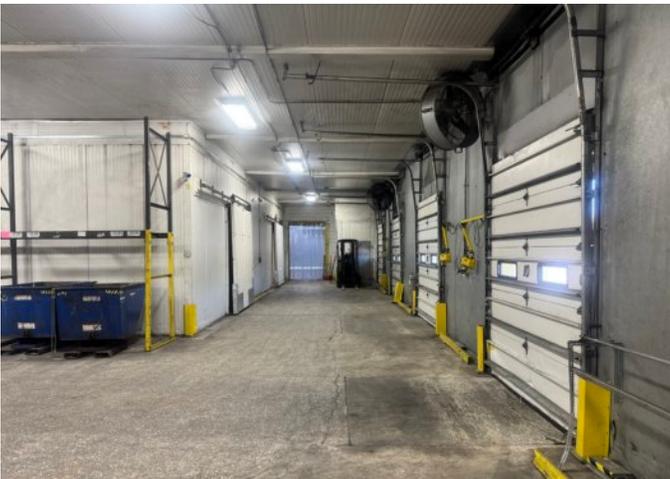
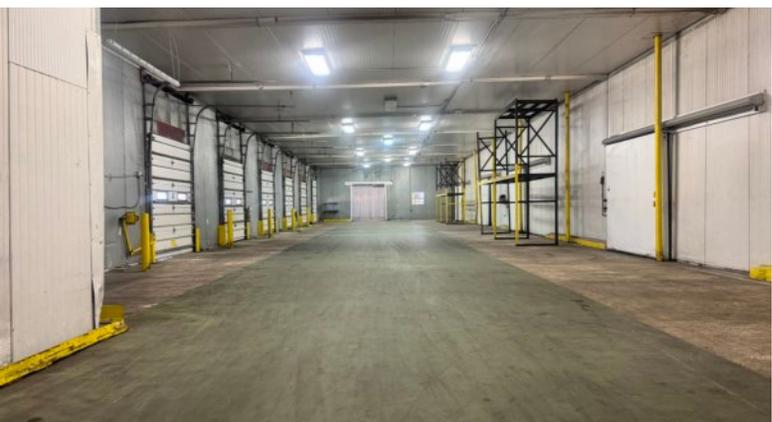
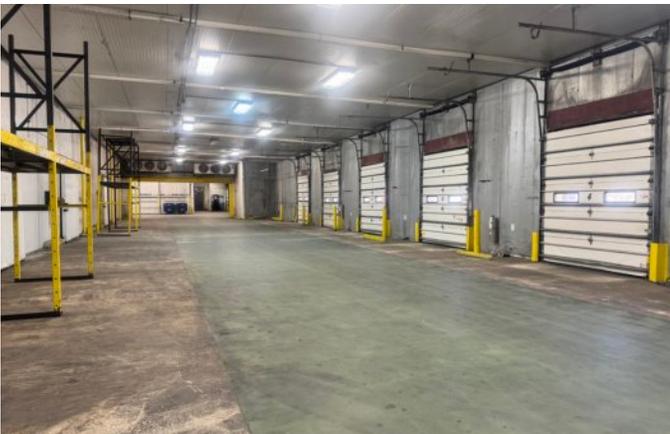
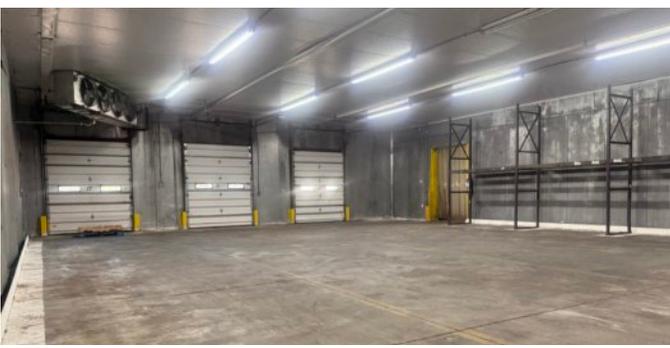
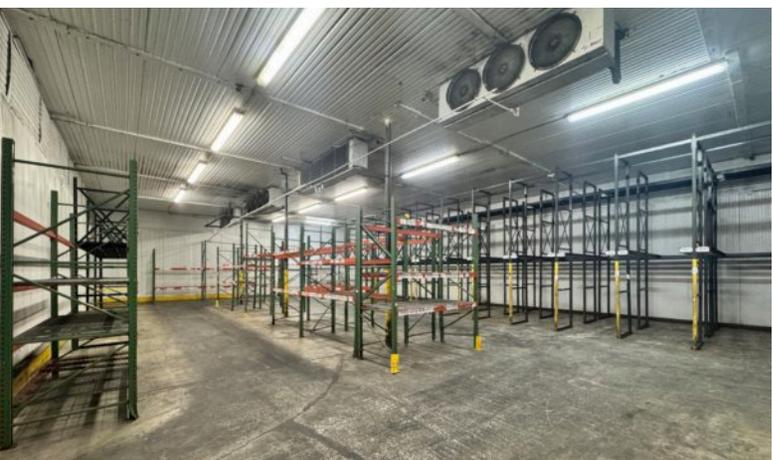
Edgewood Ave N

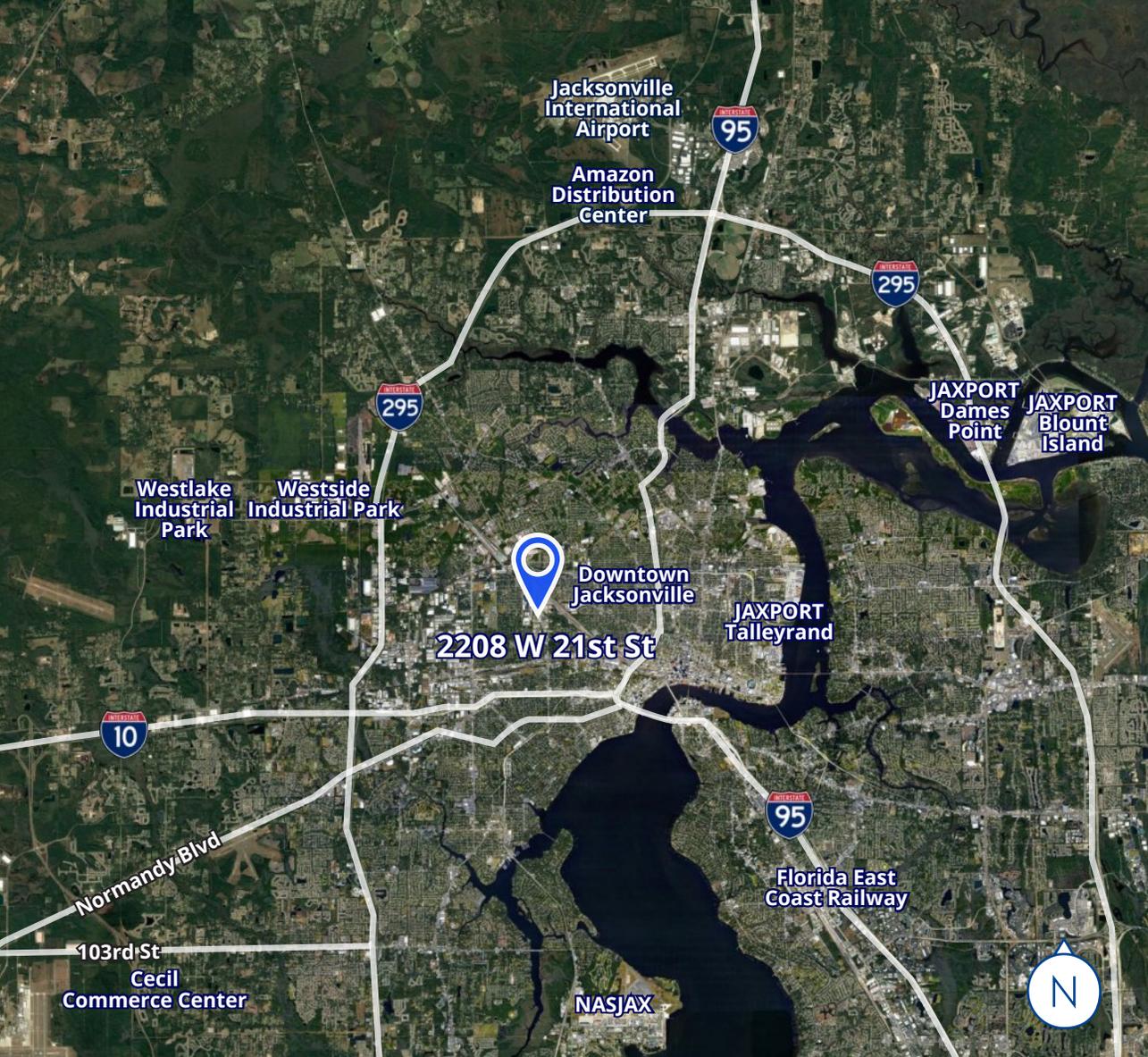
Kings Road

95



# Photo Gallery





	US 1	.1 miles
	US 23	.9 miles
	Interstate 95	1.7 miles
	Interstate 10	4.5 miles
	Interstate 295	5 miles
	CSX - Moncrief Yard	3.8 miles
	Norfolk Southern Intermodal	4.9 miles
	Florida East Coast Railway	10.1 miles
	NAS JAX	11.8 miles
	Jacksonville Int'l Airport	14 miles
	Cecil Airport	22.7 miles
	JAXPORT   Talleyrand	4.5 miles
	JAXPORT   Dames Point	10.9 miles
	JAXPORT   Blount Island	12.8 miles

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