

# FOR LEASE OR SALE

11463 Saints Rd.  
Jacksonville, FL 32246

**Available Space:**  
4,500± square feet

**Warehouse:**  
3,000± square feet

**Showroom/Office:**  
1,500± square feet

**Zoning:**  
IBP (Office/Industrial)

**Utilities:**  
City Water & Septic

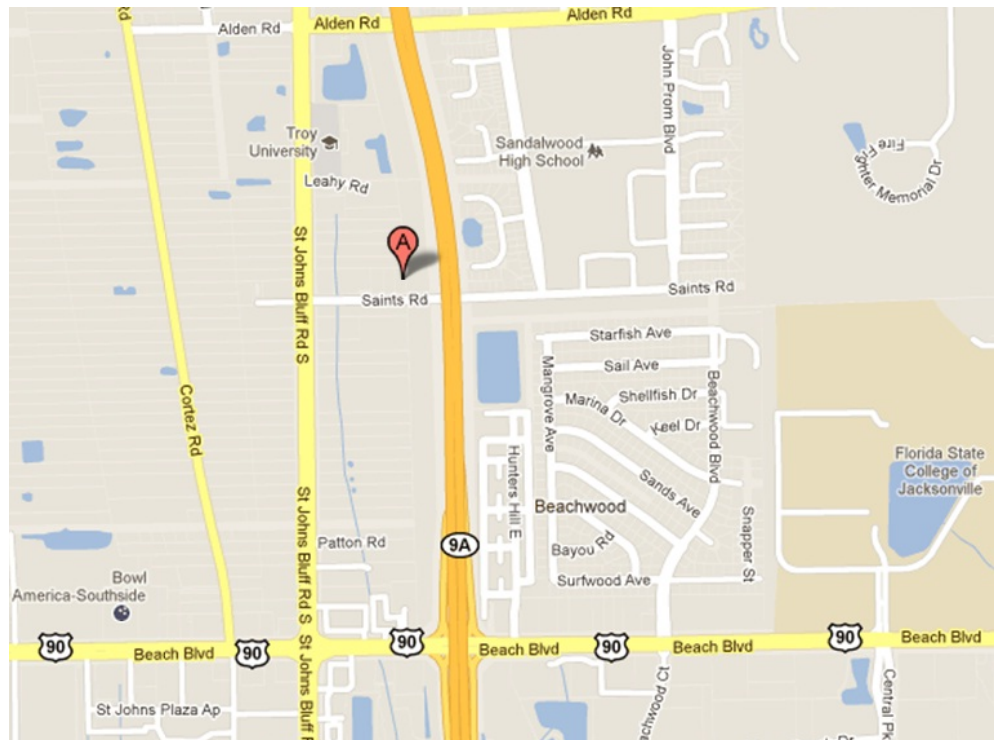
**Sales Price:**  
\$299,000

**Lease Rates:**  
\$2,750 per month, modified/gross

## Comments:

This property has two buildings, one warehouse and one office building. There has been \$15,000 in remodeling done to the office; new carpet, paint, fixtures, HVAC and alarm system.

# FOR LEASE OR SALE Office/Warehouse



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Information provided is deemed to be accurate but is subject to errors and/or omissions



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