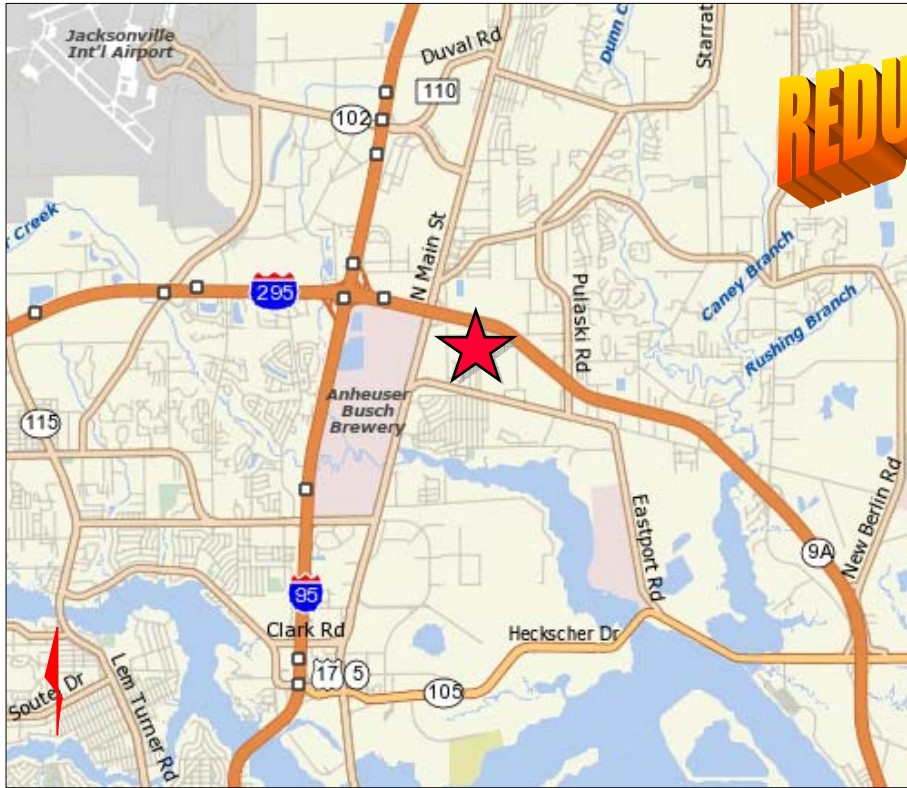


**+/-16,920 SF OFFICE-WAREHOUSE-SHOP ON
+/- 6 ACRE CLEARED YARD – NEAR JAXPORT, BLOUNT ISLAND!**

Jacksonville, FL



REDUCED!

APPOINTMENT ONLY

LOCATION: 11865 Industry Dr Jacksonville, FL
¼ mi North of Eastport Rd ½ mi West of Pulaski Rd.

SIZE/DIMENSIONS: +/-6 acres; +/- 265' x +/- 1,000'

ZONING: IL (Industrial Light)

CONDITION/USE: Excellent condition, clean existing environmental audit. Great access from SR-9A. Near JAXPORT, Blount Island and JIA.

UTILITIES: Well and septic; City water and sewer available at property line; JEA electric, 3 phase-400 amps/440 volts on site.

IMPROVEMENTS: +/- 3,500 sq. ft. office with +/- 13,420 sq. ft. warehouse-shop. Stabilized and fenced yard. Potential rail access, CSX. 5 - O/H grade level doors. Built 1998.

PRICE: \$1,428,000.00
3 additional acres available

Pine Street/RPS, LLC

Mark Wainwright

(904) 398-1044

1923 Southampton Road

***www.pinestreetrps.com* Jacksonville, FL 322017**

All information furnished in regard to property, for sale, lease or investment, was obtained from sources we consider reliable, but no warranty or representation is made as to the accuracy thereof and should not be relied upon, and the same is submitted subject to errors, omissions, change of price, prior sale and/or withdrawal without notice.



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