

# FOR SALE

**+/- 54,000 SQ. FT. OFFICE-WAREHOUSE**  
**Jacksonville, FL**



**IMPROVEMENTS:** +/-54,000 sq. ft. of facility; +/-3,450 sq. ft. office area, +/- 50,550 sq. ft. warehouse, storage and production area. 10 minutes from JAXPORT – Possible rail access (N/Southern)

**LOCATION:** 3722 Bright Ave; go South on Edgewood Avenue past New Kings Road, go over the overpass take right on Edgewood Drive and take right on Vance Rd, dead ends into Bright Ave, property is on left.

**PARCEL SIZE:** +/- 3 acres; **ZONING:** IL (Industrial Light) **CEILING HEIGHT:** +/-20' clear

**UTILITIES:** City Water & Septic, Needs New Roof

**PRICE:** ~~\$1,350,000.00~~ **REDUCED TO: \$550,000.00**

**Pine Street/RPS, LLC**  
**Mark Wainwright**  
**(904) 398-1044**  
**1923 Southampton Road**  
**Jacksonville, FL 322017**

[www.pinestreetrps.com](http://www.pinestreetrps.com)

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3722

3800

BRIGHT AV