



Pine Street / RPS

Office / Warehouse Space *For Sale or Lease*



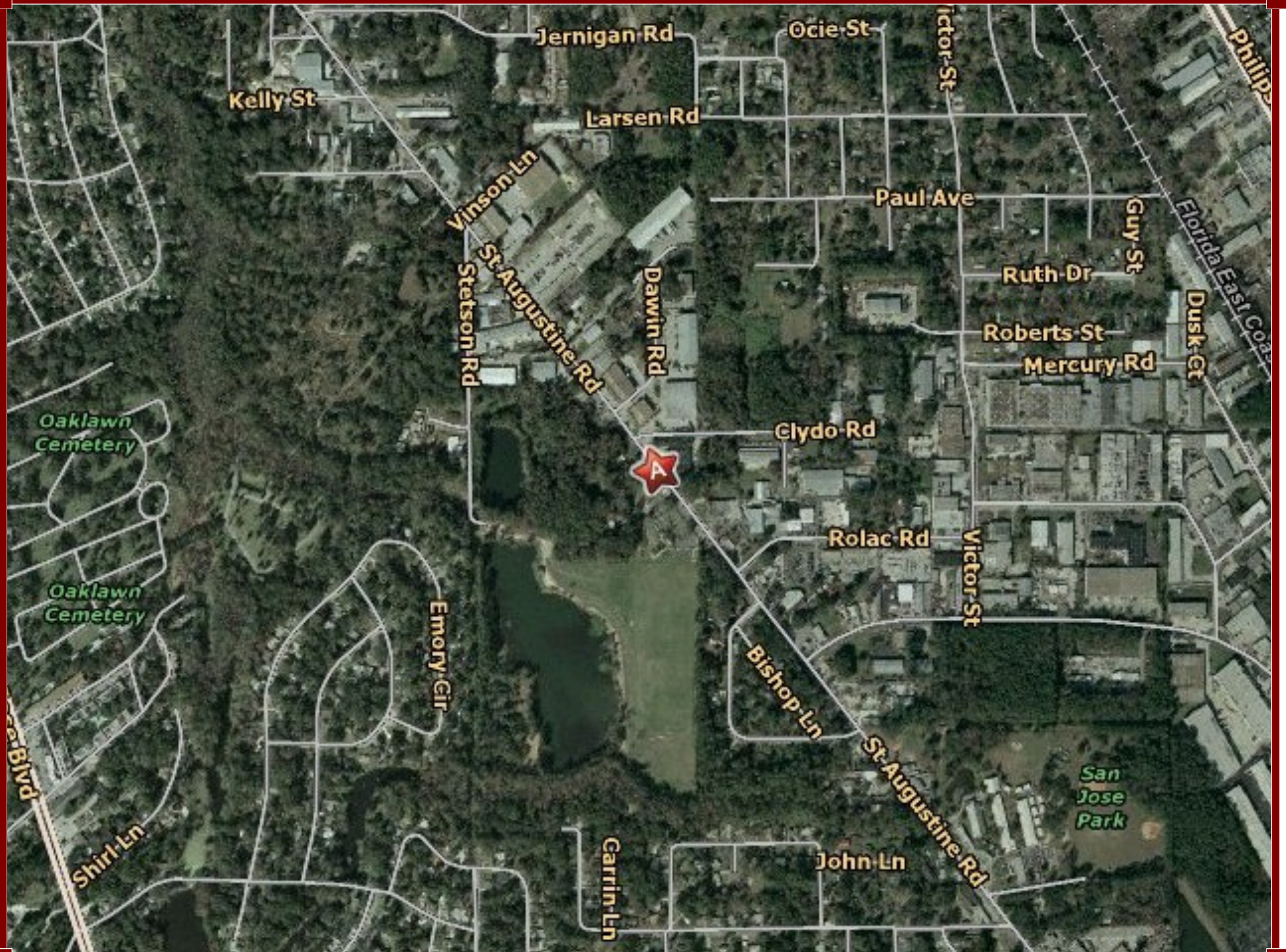
5221 St. Augustine Road

Location:	5221 St. Augustine Road Jacksonville, FL	Warehouse:	13,386 SF ±
Office:	3,674 SF ±	Ceiling Height:	15' ±
Construction:	Concrete Block	Total Size:	17,060 SF ±
Zoning:	IBP-2	Loading:	Dock High with Ramp
Land Size:	1.61 Acres ±	Year Built:	1985
Utilities:	City Water & Sewer	Electric:	600 amps, 240 Volt, 3 Phase
Lease Rate:	\$4.25 PSF., NNN Office	Sale Price:	\$795,000



Comments: Located between University Blvd. and Emerson Street on St. Augustine Road to Landlord will consider leasing the office or warehouse space separately.

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Kelly St

Jernigan Rd

Ocie St

Victor St

Phillips

Larsen Rd

Vinson Ln

Paul Ave

Guy St

Florida East Coast

St-Augustine Rd

Dawin Rd

Ruth Dr

Dusk Ct

Stetson Rd

Roberts St

Mercury Rd

Oaklawn Cemetery

Clydo Rd

Rolac Rd

Victor St

Oaklawn Cemetery

Emory Cir

Bishop Ln

St-Augustine Rd

San Jose Park

Blvd

Shirl Ln

Carrin Ln

John Ln