

FOR SALE OR LEASE

6982 Highway Ave.
Jacksonville, FL

Available Space:
40,625± square feet

Warehouse:
38,987± square feet

Office:
1,638± square feet

Ceiling Height:
25'-28'

Zoning:
IL (Industrial Light)

Sprinkler:
Wet System

Year Built:
2008

Land Size:
2.2 Acres

Loading:
2 Grade Level Doors

Lease Rates:
\$4.50 psf, NNN

Price:
\$1,828,125

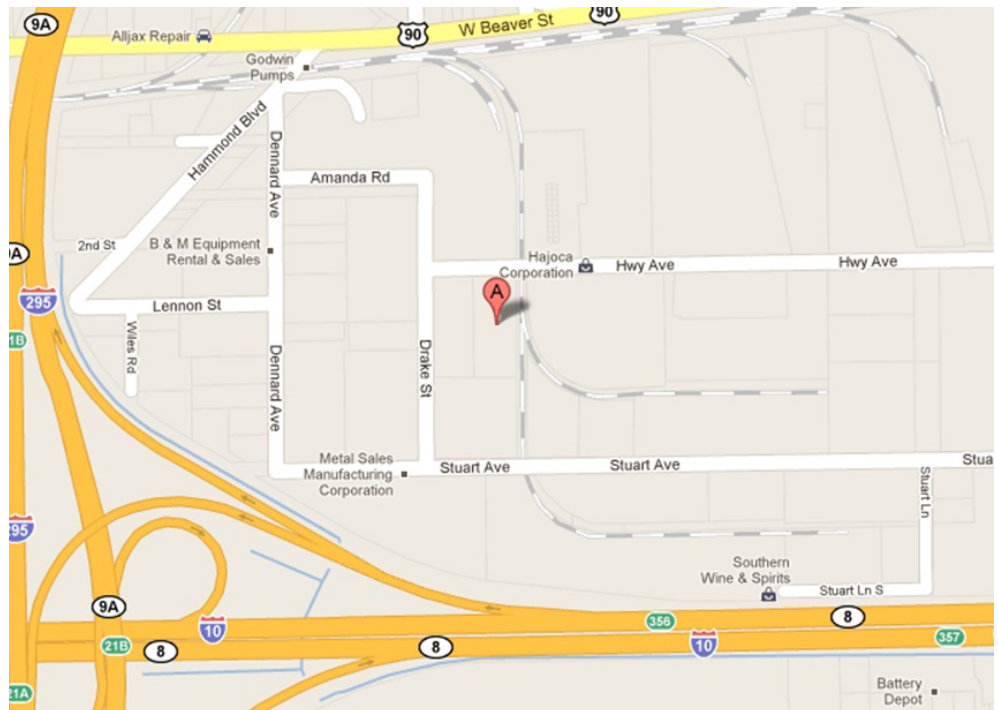
Comments:

This building is 100% climate controlled, clear span and located near the I-10 and Lane Ave. interchange.



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

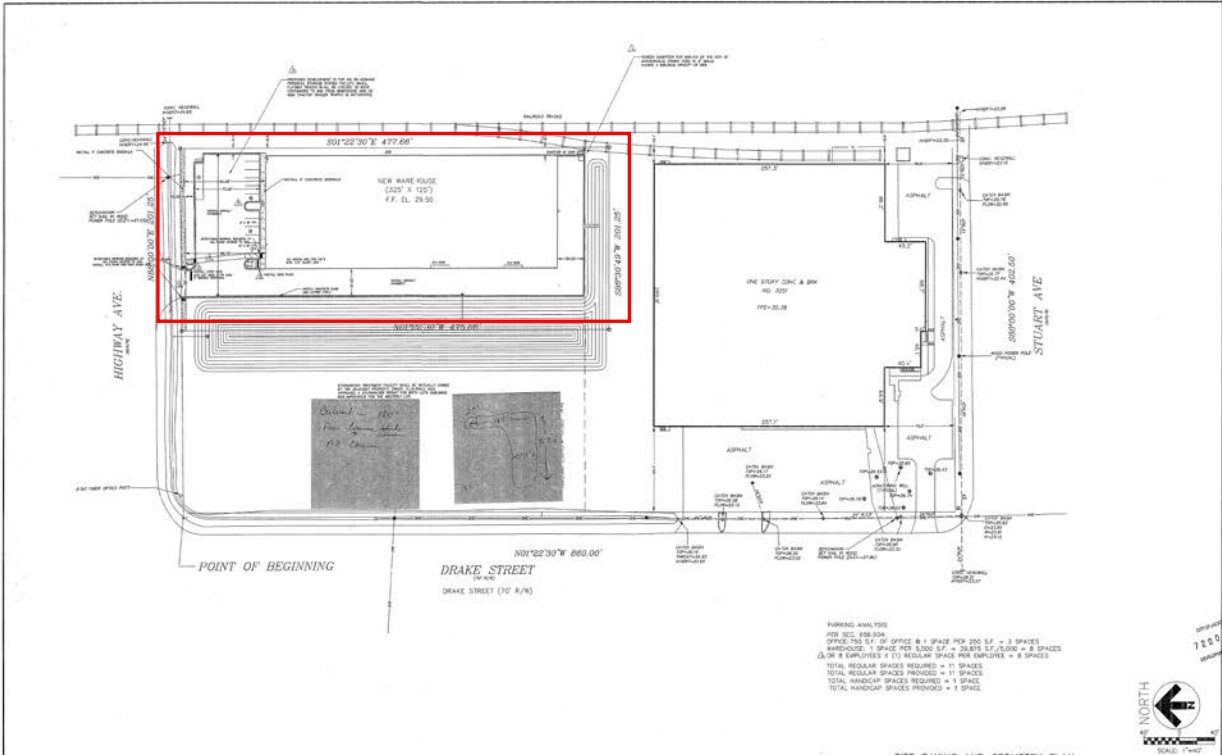
FOR SALE OR LEASE Office/Warehouse



Contact: Mark Wainwright

Pine Street/RPS, LLC
Office: 904.398.1044
Fax: 904.396.2545
e-mail: mwainwright@pinestreetrps.com

1923 Southampton Road
Jacksonville, FL 32207
www.pinestreetrps.com



ANCHOR ENGINEERING OF FLORIDA, INC. CIVIL ENGINEERING
 4000-11 ST. JOHNS AVENUE JACKSONVILLE, FLORIDA 32205 (904) 388-1259

CONSTRUCTION PLANS
 SITE IMPROVEMENTS
 LANE WAREHOUSE DEVELOPMENT
 S.E. CORNER OF HIGHWAY AVE & DRAKE ST.
 JACKSONVILLE, FLORIDA

SITE PAVING AND GEOMETRY PLAN

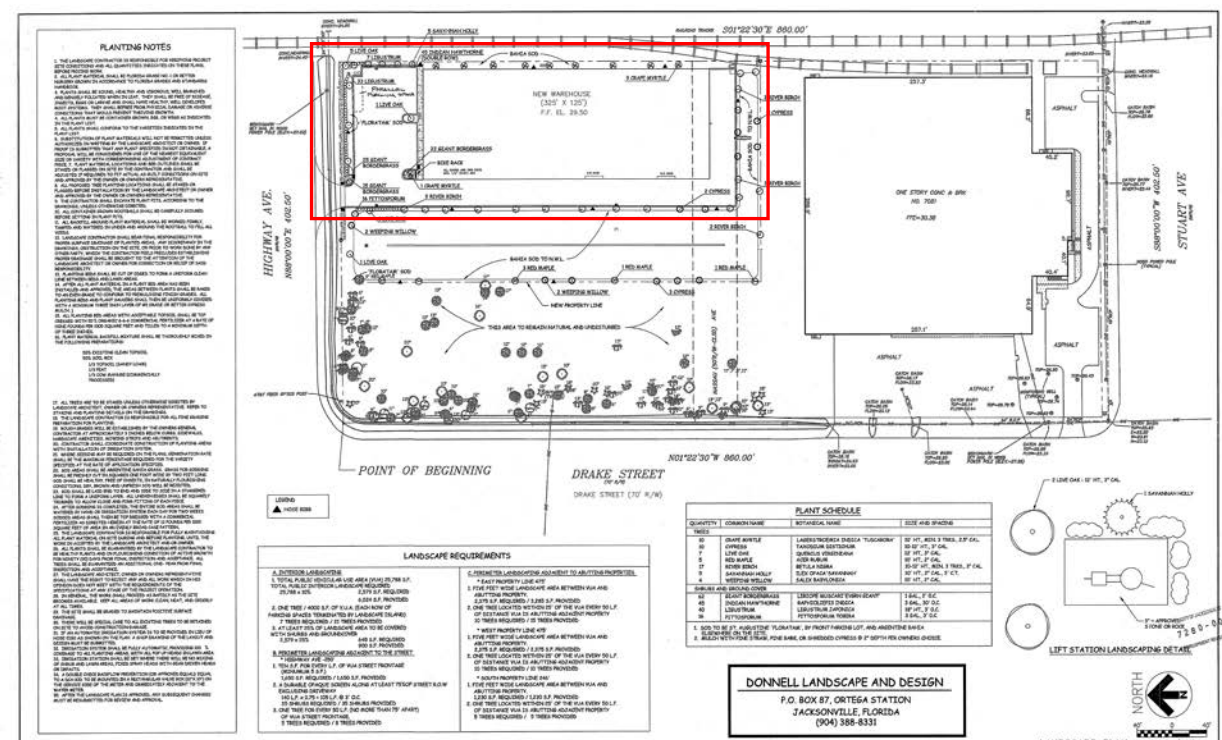
DESIGNED BY: PER. COJ. COMMENTS: [Table with 3 columns: Rev, Description, Date]

CHECKED BY: [Signature]

DATE: 10/6/05

SCALE: 1" = 40'

PROJECT NO: C-2



ANCHOR ENGINEERING OF FLORIDA, INC. CIVIL ENGINEERING
 4000-11 ST. JOHNS AVENUE JACKSONVILLE, FLORIDA 32205 (904) 388-1259

CONSTRUCTION PLANS
 SITE IMPROVEMENTS
 LANE WAREHOUSE DEVELOPMENT
 S.E. CORNER OF HIGHWAY AVE & DRAKE ST.
 JACKSONVILLE, FLORIDA

LANDSCAPE PLAN

DESIGNED BY: M.D. PER. COJ. COMMENTS: [Table with 3 columns: Rev, Description, Date]

CHECKED BY: [Signature]

DATE: 10/6/05

SCALE: 1" = 40'

PROJECT NO: L-1