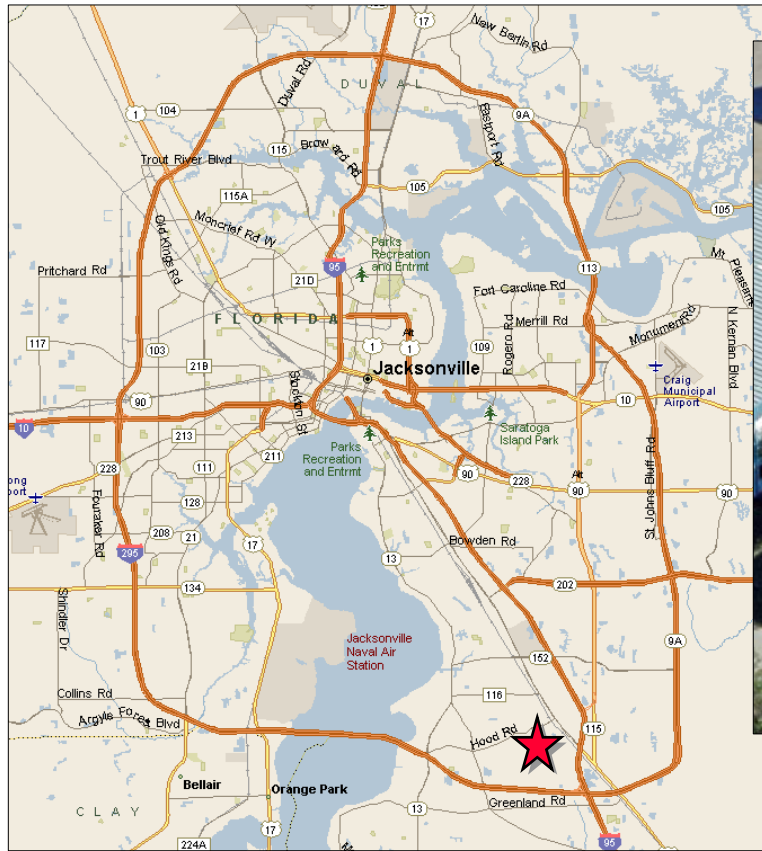


AVAILABLE - SOUTHSIDE JACKSONVILLE, FLORIDA

+/- 16,220 SF Office-Warehouse Facility on +/- 1.1 Acres



LOCATION: 5784 Mining Terrace, Jacksonville, FL 32257

ZONING: Industrial Light (IL) **UTILITIES:** City Water & Sewer, JEA electric, 3 phase 400a

CONDITION/IMPROVEMENTS: +/- 16,220 free standing office-warehouse in excellent condition, built 1999. +/- 1,200 sq. ft. office, +/- 15,020 sq. ft. clear span warehouse, ceiling height 18' to 20', 6 grade level doors, 1 dock door. Near I-95, US-1 and I-295.

LEASE RATE: ~~\$4.25/sf (NNN)~~ **\$3.80/sf (NNN)** **PRICE:** ~~\$1,200,000~~ **\$998,000**

Mark Wainwright, Pine Street/RPS, LLC
(904) 398-1044
1923 Southampton Road
Jacksonville, FL 322017
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Michael J Canella
Commercial R.E. Broker
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Michael@CanellaCommercial.com

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



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+/- 1,200 sf office



**+/- 15,020 sf clear span
warehouse**

