

FOR SALE OR LEASE > INDUSTRIAL



Industrial Building on Westside

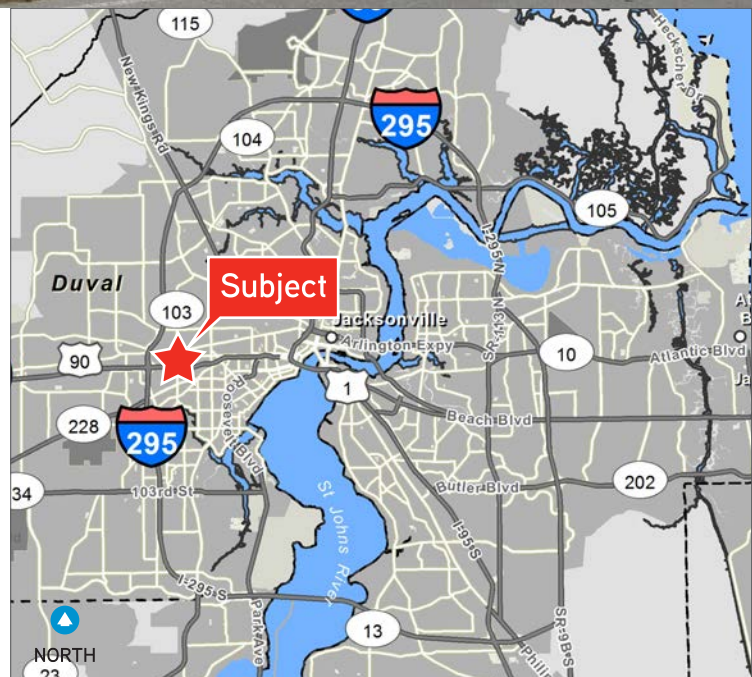
6635 HIGHWAY AVE. JACKSONVILLE, FL 32254

19,500± SF AVAILABLE



Property Features

- > 19,500± SF building; 4,000± SF office and 15,500± industrial space
- > 0.76± AC
- > Zoned: Industrial Light (IL)
- > Good access to I-10, I-295 and US 17
- > Great owner and user or investment opportunity
- > Ideal for warehouse, manufacturing, distribution and light assembly use
- > Outside storage available
- > Sale Price: \$689,000
- > Lease Rate: \$3.95 per square feet



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Building Summary

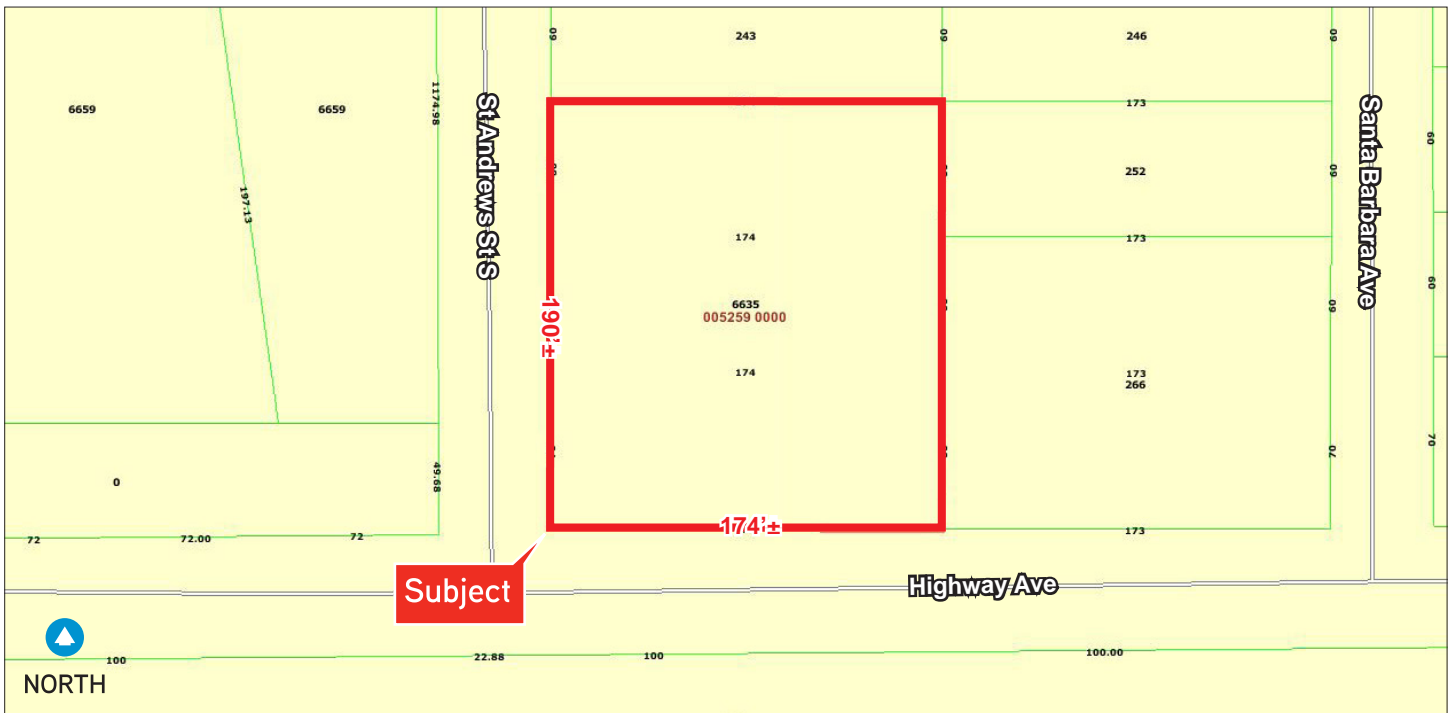
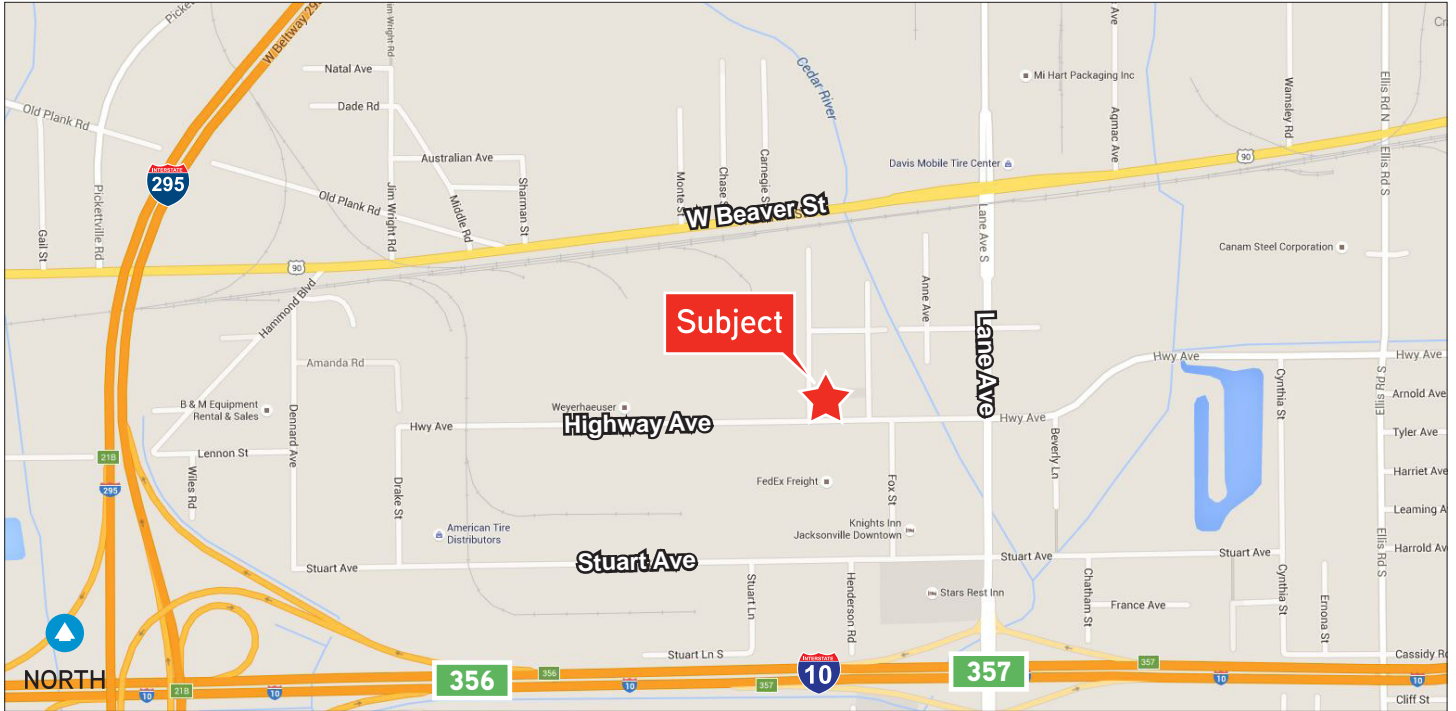
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Building Size:	19,500± SF
Warehouse Space:	15,500± SF
Office Space:	4,000± SF
Parking Ratio:	5:1000
Building Dimensions:	195' x 173'
Year Built:	1970
Land Area:	0.76± acres (33,106± SF)
Lot Dimensions	180' x 174'
Zoning:	Industrial Light (IL)
Clear Height:	18' (min) - 20' (max)
Column Space:	30'
Doors:	Three (3) Dock-High
Building Construction:	Masonry
Roof:	Metal
Floor Type:	Concrete
Utilities:	JEA - City water, Septic sewer
Electrical:	JEA - 3,000 amp - 3 phase
Truck Court:	70' x 40'



Street & Plat Map

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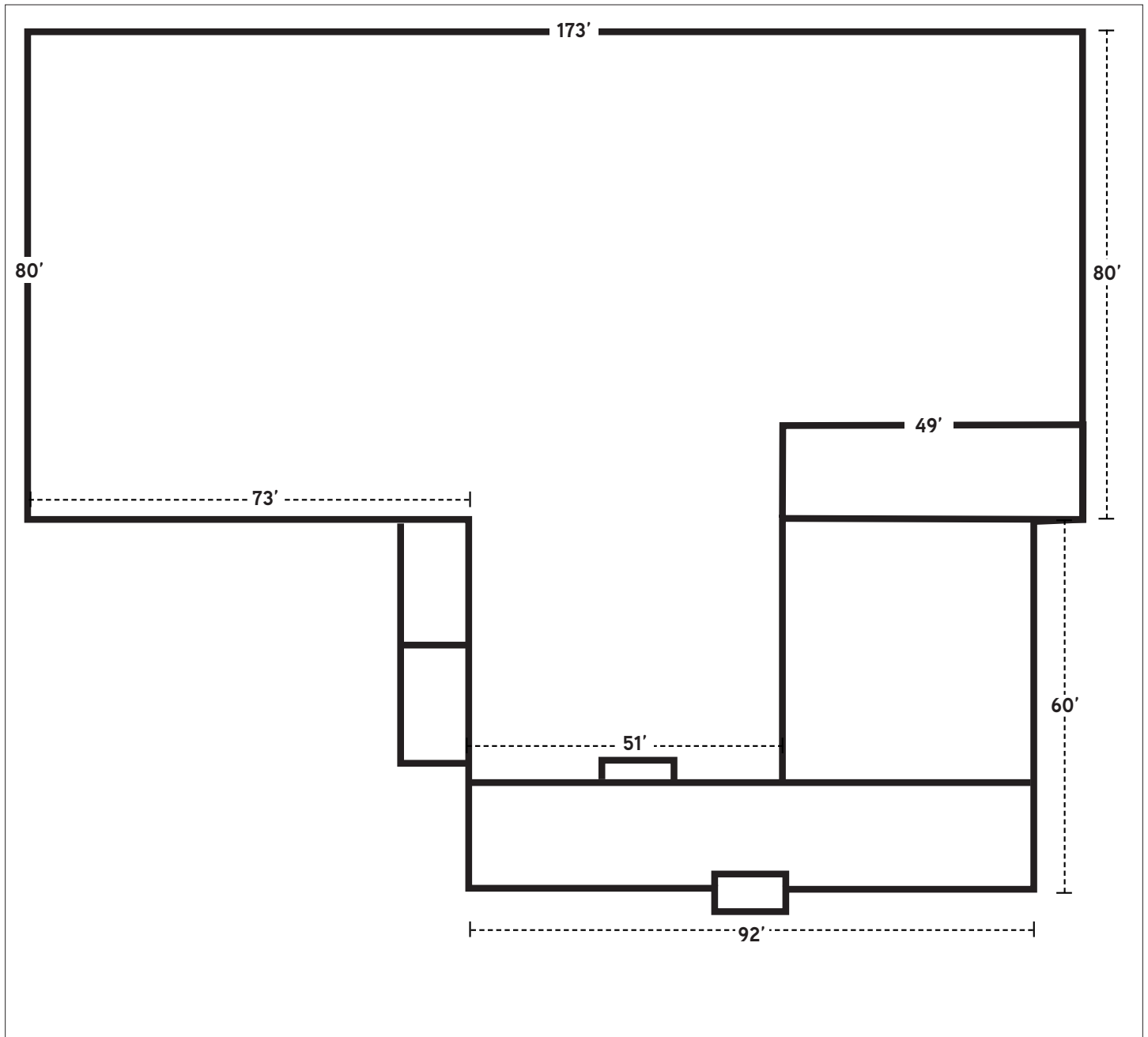
Site Plan

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Floor Plan

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19,500± SF Available

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Please contact us to see this property

Contact Us

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