

FOR SALE/LEASE > INDUSTRIAL



# Large Warehouse Space Fully Air Conditioned

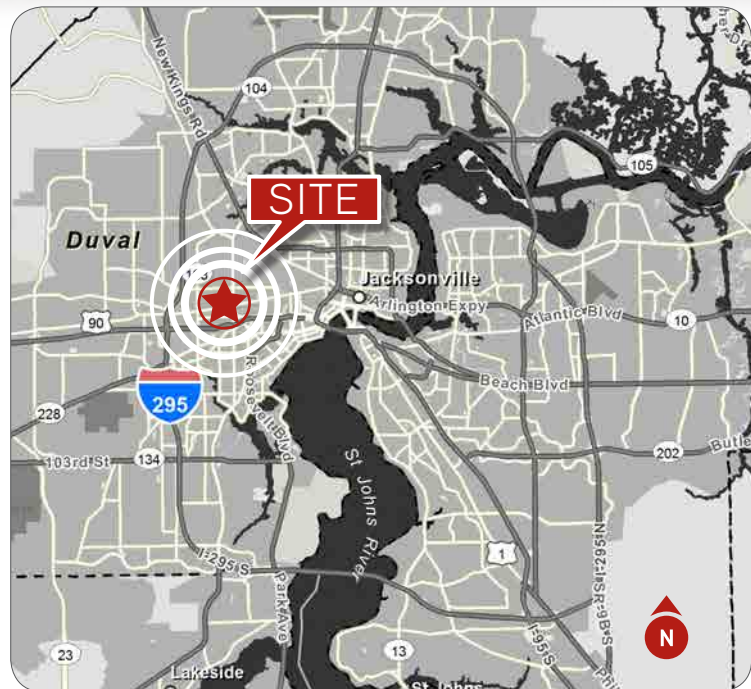
5067 W 12 STREET, JACKSONVILLE, FL 32254

22,015± SF AVAILABLE



## Property Features

- > Total Building Size: 22,015± SF
- > Office space: 3,519± SF
- > 1.33± acres zoned Industrial Light (IL)
- > Fully air conditioned warehouse
- > All concrete drives and fenced yard
- > Property has 2 electrical meters and a building configuration that is conducive for subdividing
- > Ideal for warehouse, building trades and light assembly uses
- > Excellent access to I-10, I-295 & I-95
- > **Annual Base Rental Rate: \$3.95/SF (NNN)**
- > **Estimated Pass Through Expenses: \$0.90/SF**
- > **Sale Price: ~~\$775,000~~ \$699,000**



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# Building Summary

5067 W 12 STREET, JACKSONVILLE, FL 32254

Property Type:	Fully air conditioned warehouse
Building Size:	22,015± SF
Warehouse Space:	18,496± SF (100% HVAC)
Office Space:	3,519± SF
Parking:	Ample
Building Dimensions:	85 Feet x 254 Feet
Year Built:	1972
Years Expanded:	1978 and 1993
Land Area:	57,935± SF (1.33 acres)
Zoning:	Industrial Light (IL)
Ceiling Height:	≈ 12' – 20'
Column Space:	Clear span
Doors:	2 grade level roll-up doors
Building Construction:	Concrete block and modular metal
Roof:	Modular metal and built-up
Utilities:	City water and sewer via JEA
Front Building Electrical Service:	200 amp, 240v, 3 phase via JEA
Rear Building Electrical Service:	800 amp, 277/480v, 3 phase via JEA
Warehouse Lighting:	Fluorescent
Air Conditioner Units:	Three (3) 10 ton units; Three (3) 7.5 ton units; Four (4) - 5 ton units Installed Oct. 2008





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# Property Photos

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# Aerial

5067 W 12 ST, JACKSONVILLE, FL 32254



Highway  
Access



Commercial  
Dock



Airport

I-295	2.7 mi	JAXPORT - Talleyrand Terminal	8.2 mi	Jacksonville Int'l Airport	13.2 mi
I-95	5.3 mi	JAXPORT - Dames Point Terminal	13.2 mi		
I-10	2.4 mi	JAXPORT - Blount Island Terminal	20.0 mi		

## Contact Us



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