

2619 Powers Avenue | Jacksonville, FL 32207



FOR SALE/LEASE › INDUSTRIAL
9,952 SF AVAILABLE

Free Standing Industrial Building
Located on Powers Avenue

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Property Features

- › Quick access to I-95
- › Ideal for warehouse, distribution and light assembly uses
- › Fully fenced parking area and truck court
- › 9,952 SF industrial building consist of 3,904 SF of two story office area, and 6,048 SF of warehouse
- › Great exposure with building and pylon signage
- › Office area has nine private offices, break area, reception area and large work area
- › Owner/User or investment opportunity
- › **Annual Base Rental Rate: \$5.75 per SF (NNN)**
- › Estimated Annual Pass Through Expenses: \$1.90 per SF
- › **Sales Price: \$595,000**

Building Summary

2619 POWERS AVENUE, JACKSONVILLE, FL 32207

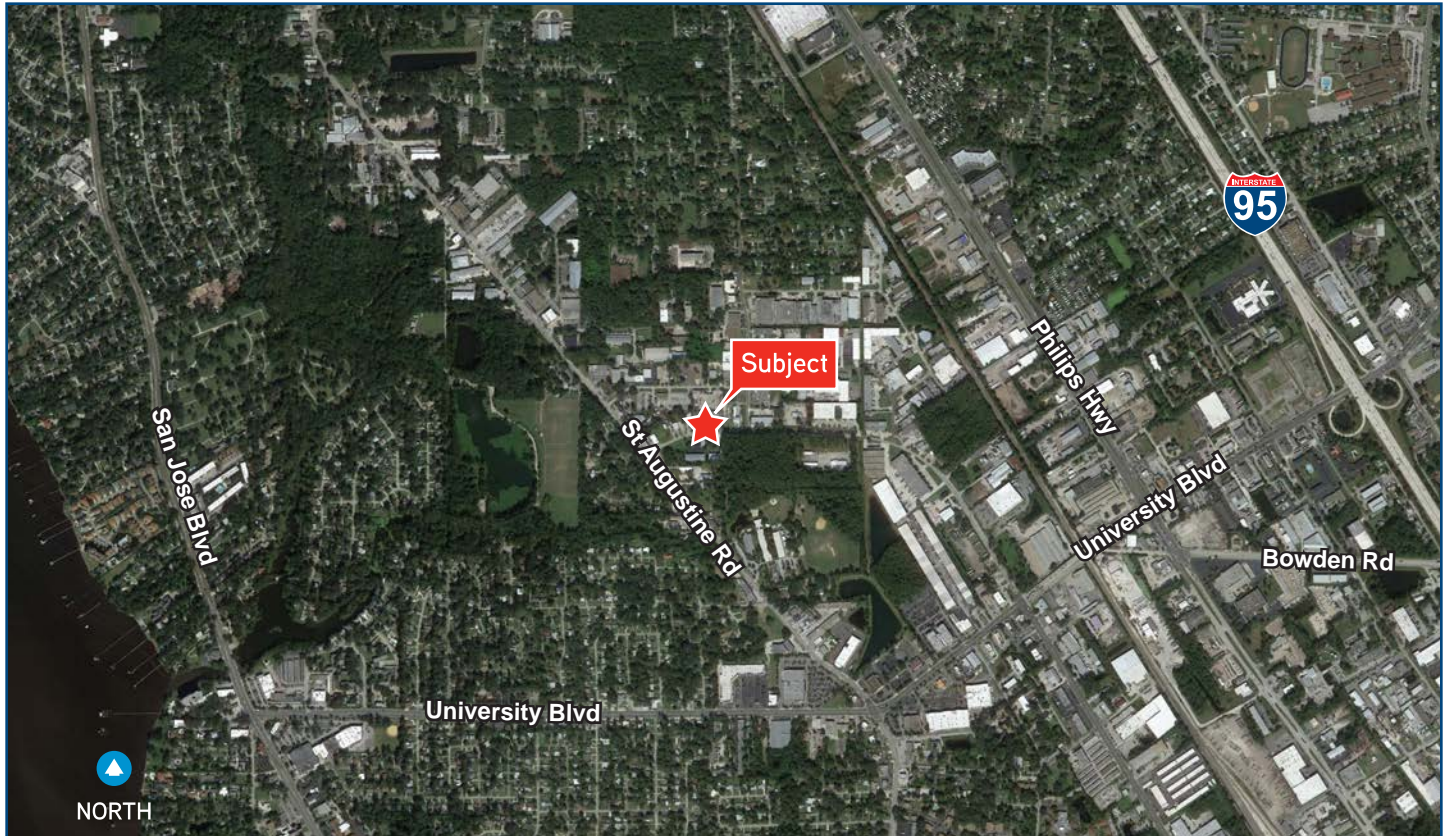
Total Building Size:	9,952 SF
Warehouse Space:	6,048 SF
Office Space:	3,904 SF
Land Area:	0.38 Acres
Zoning:	Industrial Light (IL)
Year Built:	1972
Year Renovated:	2006
Clear Height:	18 Feet
Loading Doors:	Two dock doors with levelers and one ramped door
Building Construction:	Concrete Block
Roof:	Built Up, replaced 2017
Warehouse Ventilation:	Two exhaust fans
Utilities:	City water and septic
Electrical:	400 AMP; Three Phase
Warehouse Lighting:	Fluorescent



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9,952± SF Available

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Please contact us to see this property

Contact Us

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