

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

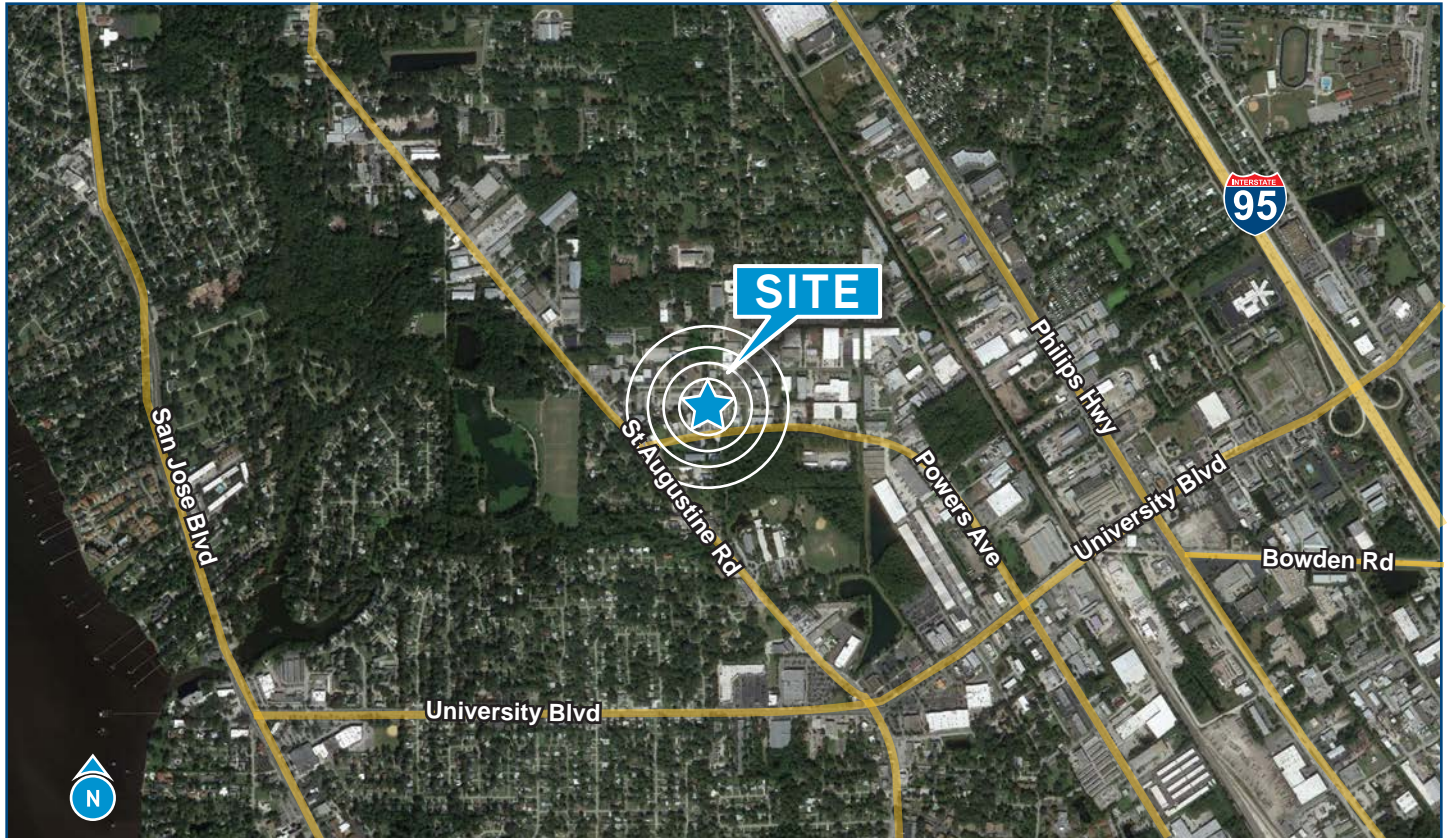
Warehouse Lighting: Fluorescent



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Contact Us

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Please contact us to see this property

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Northeast Florida