

FOR SALE/LEASE Dock High Free Standing Warehouse West Jacksonville



LOCATION: 5050 Shenandoah Avenue

AVAILABLE SPACE: 6000 +/- Sq Ft total. 1100 +/- Sq Ft office, 4900 +/- Sq Ft Warehouse.

DOORS: 2 Dock High 1 Ramp Loading Door

CEILING HEIGHT: 18' clear

UTILITIES: Water, Sewer, Electric 400 Amp 3 phase power

ZONING: IL – Industrial Light

LOT SIZE: .96 +/- acre

COMMENTS: Free Standing dock high with storage yard. 100' of frontage on Edgewood Avenue. Reasonable truck/trailer yard with 100' diameter turn radius. Potential for every use within IL zoning. Including Warehousing, wholesaling, Container parking, light distribution and delivery.

LEASE RATE: \$1800.00/Month NNN

SALES PRICE: \$265,000.00



Contact: Expansion Commercial (904) 635-4481

dean@expansioncommercial.com

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

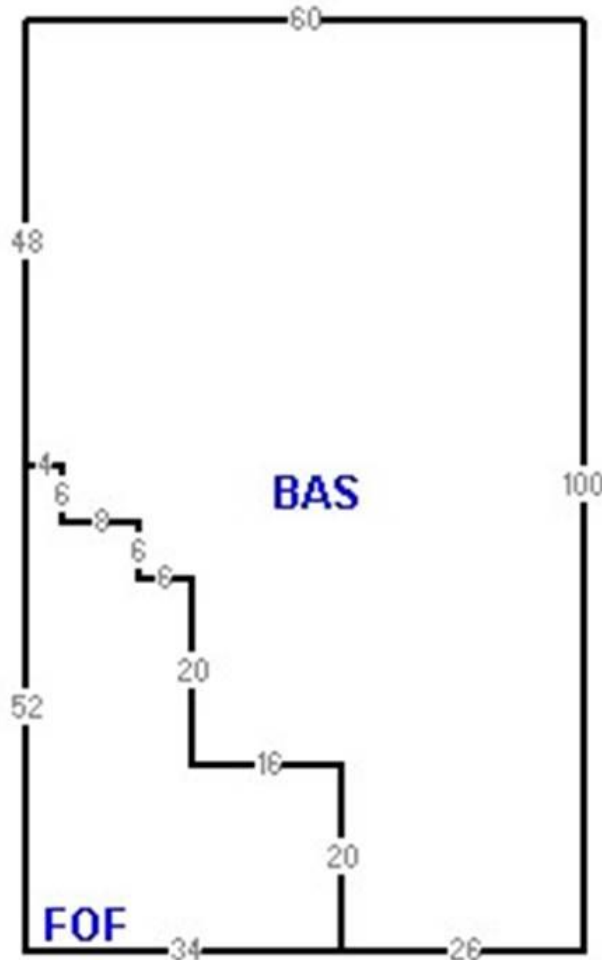


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6000 +/- Sq Ft Total

60' x 100' dimensions

1100 +/- Sq Ft Office

4900 +/- Sq Ft Warehouse

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