

FOR LEASE RETAIL WAREHOUSE 16,441 +/- Sq Ft on 1.15 +/- Acres



LOCATION: 1299 Beaver Street at the Intersection of Myrtle and Beaver Streets.

AVAILABLE SPACE: 16,441 +/- Total Sq Ft; **Building One:** 8,520 +/- Sq Ft ; 1,780 +/- Sq Ft Retail/Office; 3,041 +/- Sq Ft Mezzanine
Building Two: 5,000 +/- Sq Ft Warehouse; . **COLUMN SPACING:** 60' x 142' Clear Span; . **DOORS:** 3 Grade Level Drive In Doors . **CEILING HEIGHT:** 18' Clear **UTILITIES:** JEA Water, Sewer, 300 Amp 3 Phase Electric Power; **ZONING:** Industrial Light, **LOT SIZE;** 1 +/- Acres
TRAFFIC COUNTS: 17400 cars per day Annual Average. **BENEFITS:** Zoning Allows for wholesaling, warehousing, storage or distribution, light manufacturing, processing, printing, publishing, auto and equipment service, transportation terminals, recycling facility, retail sales of machinery farm equipment, and building materials. Ask the listing broker for additional details, or find information specific to this property on the internet at www.1299beaver.info or www.expansioncommercial.com

LEASE RATE: Building 1; \$4700.00 per month Net of Electric
Building 2: \$1500.00 per month Net of Electric

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BUILDING ONE

BUILDING TWO

Myrtle St

Beaver St