

WAREHOUSE/OFFICE WITH OUTSIDE STORAGE

5252 SHAWLAND RD

JACKSONVILLE, FL 32254



PRIMEREALTY



For More Information:

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Jacksonville, FL 32254



OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	2.0 Acres
Year Built:	1975
Building Size:	8,004 SF
Zoning:	IH
Market:	Jacksonville
Submarket:	Westside
Price / SF:	\$49.35

PROPERTY HIGHLIGHTS

- Fenced property with ample yard
- Dock & grade level doors
- Easy access to I-10
- Great for truck access
- Zoned industrial heavy (IH)
- 2 grade level doors & 3 dock high doors
- Great opportunity for a user that needs outside storage

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Industrial Property For Sale | 5252 Shawland Rd



Additional Exterior Photos



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Additional Interior Photos



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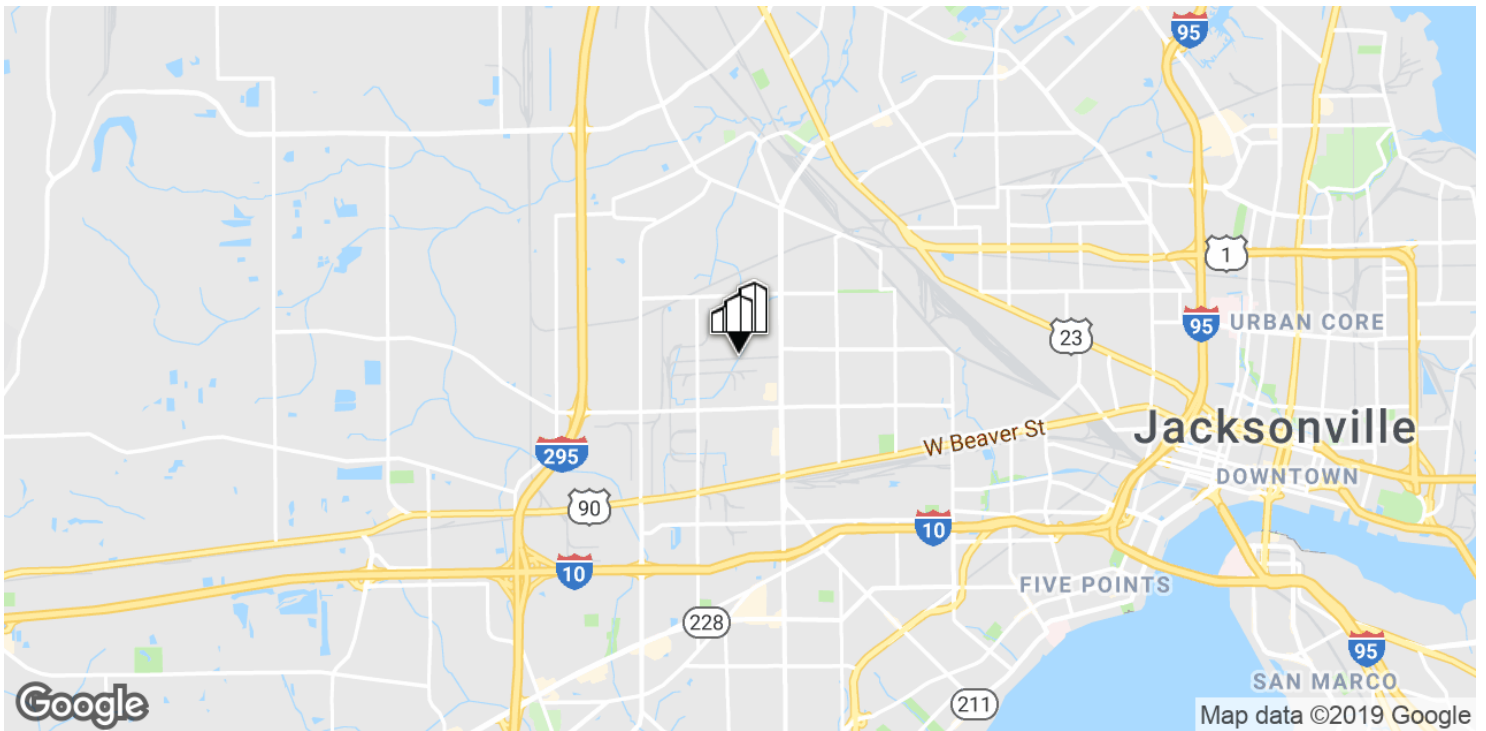
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Maps



Map data ©2019 Google Imagery ©2019 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



Map data ©2019 Google

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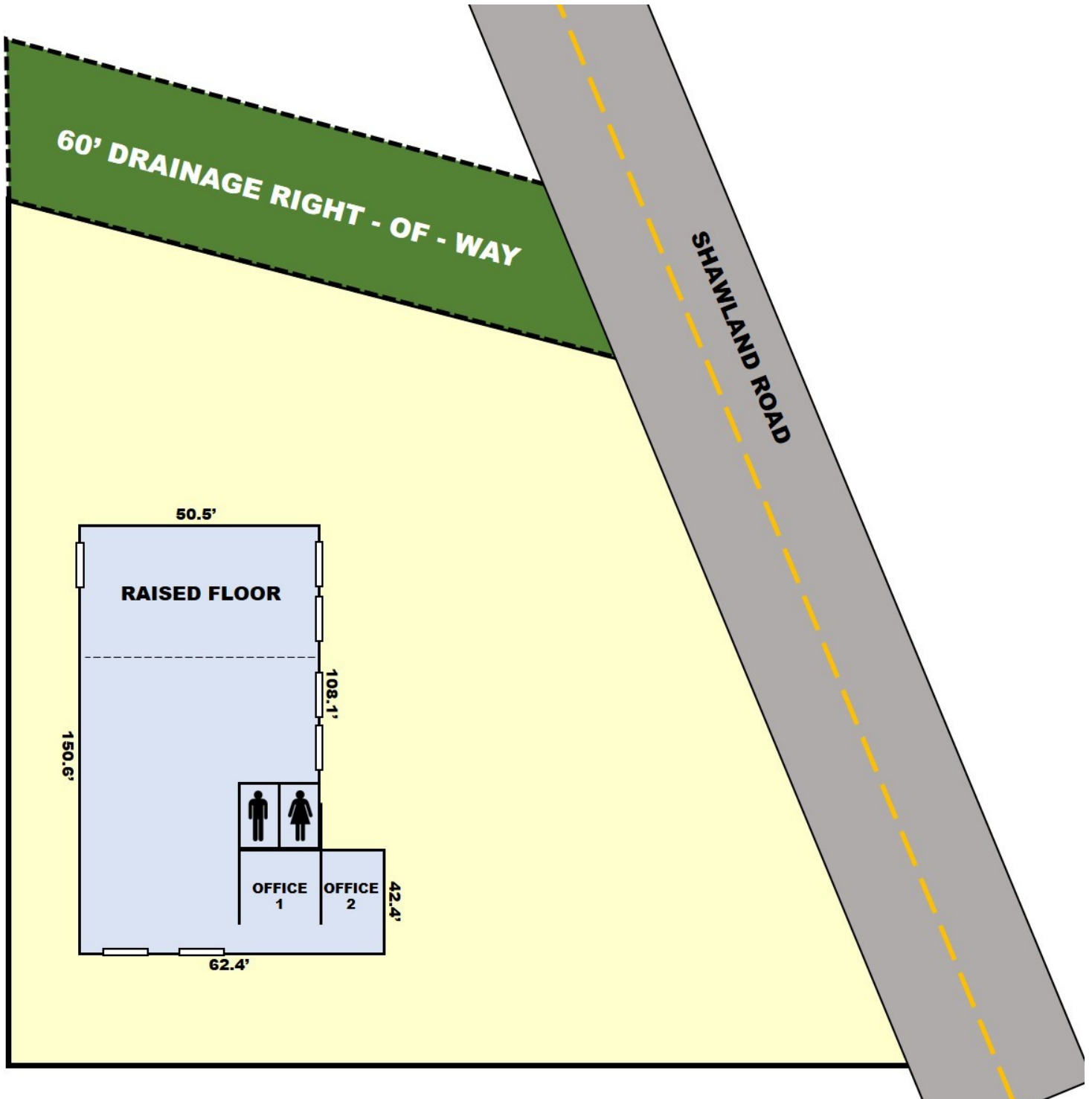
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Site Plan



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Sub-Market Developments



SUB-MARKET DEVELOPMENTS

Exciting things are happening in West Jacksonville! Many new developments are taking place, creating new jobs and new opportunity for this Jacksonville sub-market.

WAYFAIR

- Known as "Project Jaguar" this Jax development specializes in selling home goods, furniture, appliances, decor and pet products.
- Planned Size: 1.2 million square feet, making it among the city's largest warehouse buildings.
- Employment: This development will create opportunity for 122 future warehouse jobs in West Jacksonville.
- Address: 13483 103rd Street, 32221
- Distance from subject property: 8.5 miles (14 minute drive)

AMAZON

- Will be handling large consumer items like furniture, household decor, mattresses and gardening tools.
- Planned Size: 1 million square feet.
- Employment: This development will create approx. 1,000 new jobs.
- Address: 13333 103rd Street, 32221
- Distance from subject property: 8.5 miles (14 minute drive)

JINKOSOLAR

- Chinese solar panel manufacturer.
- Planned Size: 300,000 square feet.
- Employment: This development will create approx. 200 new jobs.
- Address: 4660 New World Avenue, 32221
- Distance from subject property: 8.4 miles (15 minute drive)

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