

LEASE

Warehouse/Office Space

1240 Walnut Street Jacksonville, FL 32206



BLDG SIZE: 5,000 SF

ZONING: CN-S

PRICE: **\$7.00 sf + Utilities**

- Owner prefers short term lease (1yr)
- Signage available on building

Located on the periphery of downtown Jacksonville in the Springfield area

Property Overview



- ◆ Well-maintained brick/block warehouse/office space with secure, gated parking
- ◆ Two grade level doors (one 6' x 8' and one 9' x 10')
- ◆ 200A single phase and 200A three phase
- ◆ Epoxied floors, very clean
- ◆ Non contiguous warehouse spaces
- ◆ Most forward is climatized and is 49' x 30'
- ◆ Front office is 29' x 13'
- ◆ Rearward warehouse space (not climatized) is roughly 50' x 50' and has shower
- ◆ Rear office is 23' x 12'
- ◆ Clear height is 10'
- ◆ Roof almost new
- ◆ Three bathrooms

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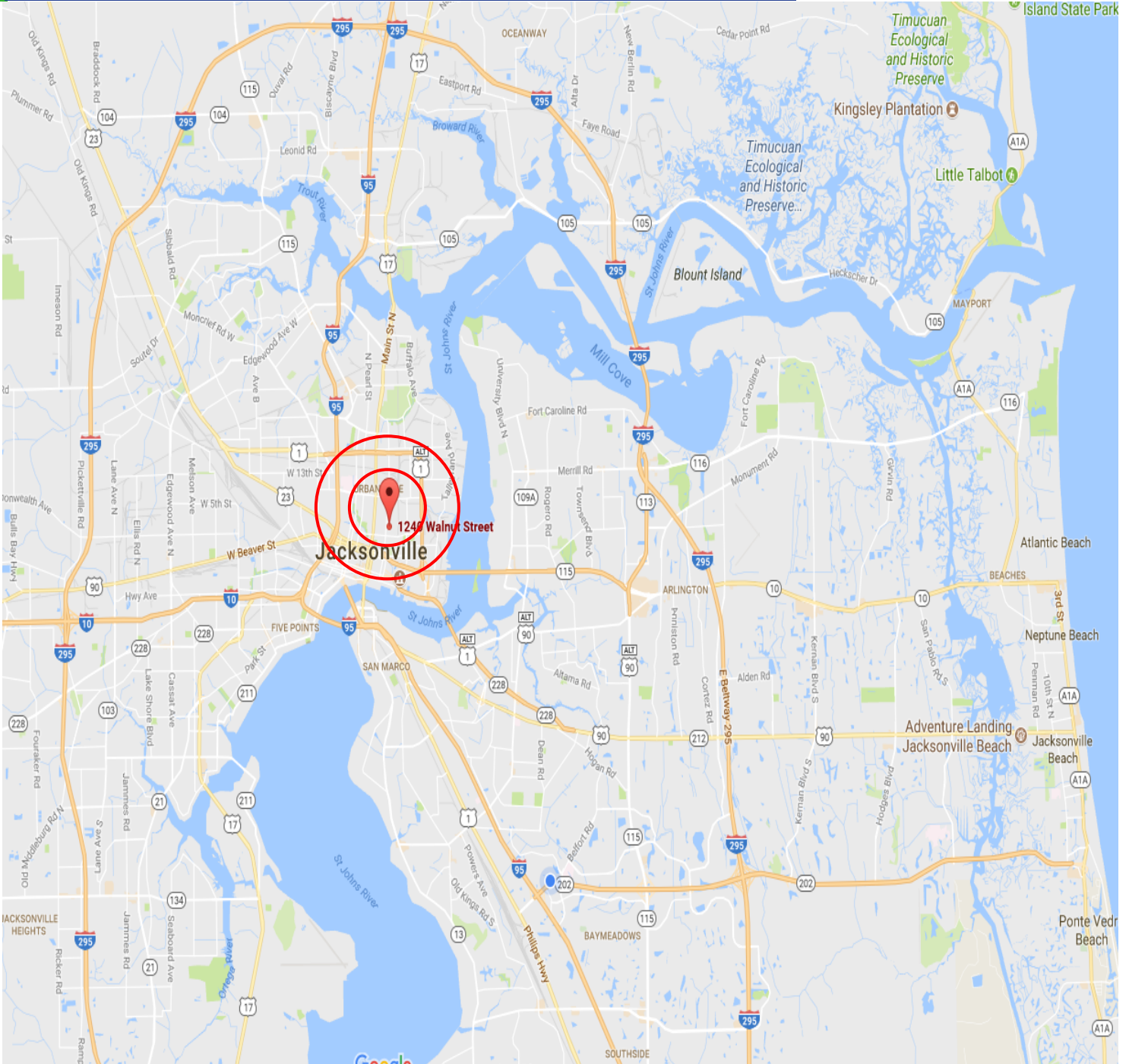
4348 Southpoint Blvd., Ste #310

Jacksonville, FL 32216

904-281-1990 MAIN

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