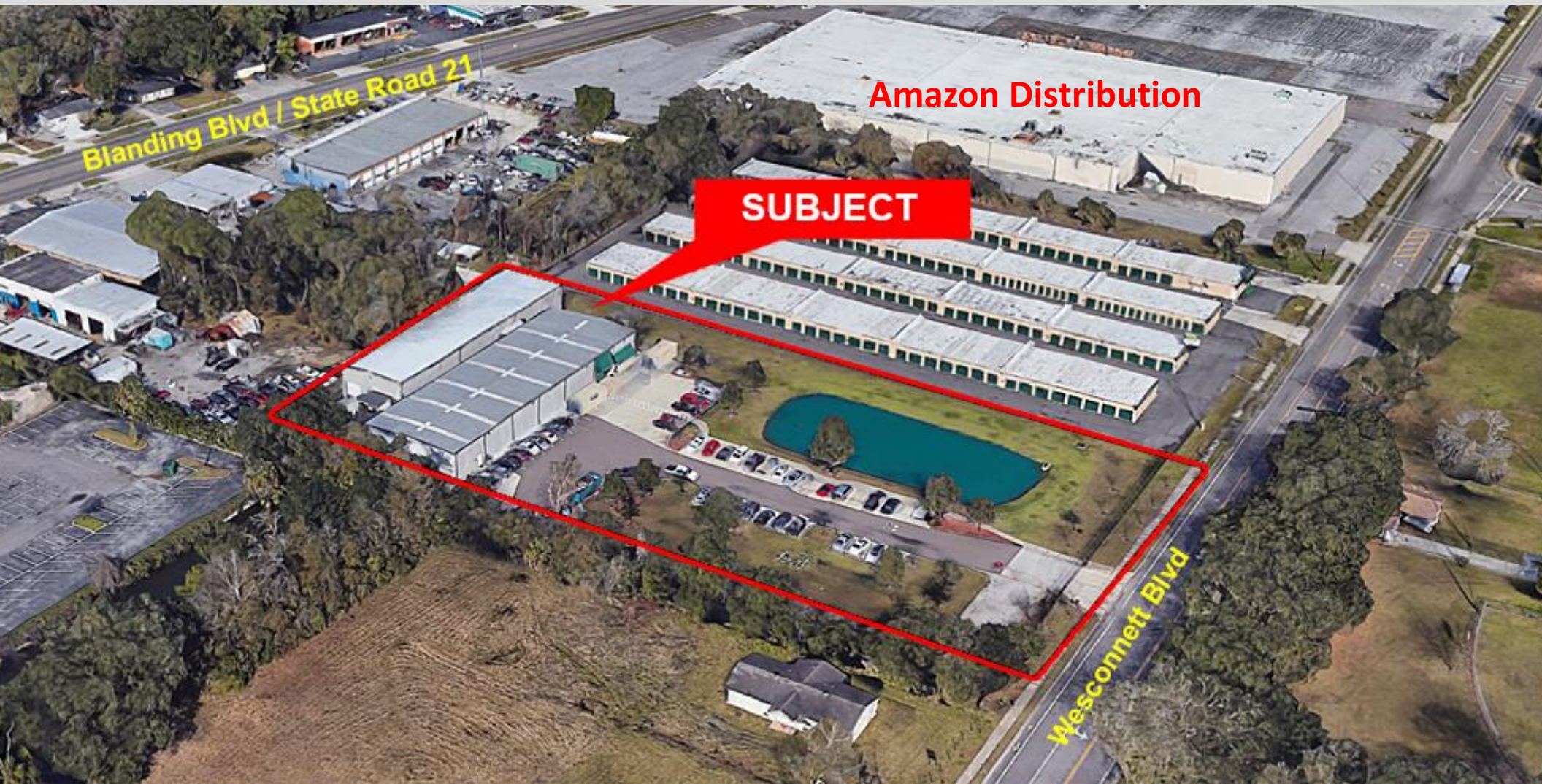


CLIMATE CONTROLLED 2 BUILDING COMPLEX



Cord Butler
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 465- 1000
Email: cord@thecordellgroup.com

 *Visit Our Website For Complete Listings*

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

PROPERTY DESCRIPTION

Location: West side of Wesconnett Blvd.
approx. 2,500' S. of Blanding Blvd.

Total Combined Building Sizes: 21,337+- SF
Buildings insulated & climate controlled

Overhead Doors/Grade Level Loading:
Building #1: 1, 11' x 10' & 1, 8' x 10'
Building #2: 2, 12' x 12'

Clear Ceiling Height:
Building #1: 15.8' to bottom of ceiling grid
Building #2: 18.8' - 21' clear to bottom of I-beam

Power:
Building #1: 3 phase, 208/800 amp
Building #2: 3 phase, 208/1,200 amp

Estimated Land Size: 2.67+- acres

Frontage/Access/Exposure: 264+- FF along
West side of Wesconnett Blvd.

Parking: 47 + 4 handicap

Zoning: CCG-2 ([Click To Learn More](#))

Electric, Water & Sewer: Provided by JEA

Price: \$2,949,495.00

Lease Rate: \$11.95 SF NNN

CAM/Real Estate Tax & Insurance: \$1.93 SF

BUILDING 1 (Built 1998)



Estimated Gross Taxable Area: 13,600+- SF

Warehouse: 7,500+- SF

Office: 4,600+- SF

Mezzanine: 1,500+- SF

BUILDING 2 (Built 2013)



Estimated Gross Taxable Area 7,737+- SF

Warehouse: 6,077+- SF

Office: 820+- SF

Mezzanine: 840+- SF

(additional non-taxed mezzanine storage @ 960+- SF)

AERIAL



PHOTOS



View of entry to subject from Wesconnett



View looking toward Wesconnett from Subject



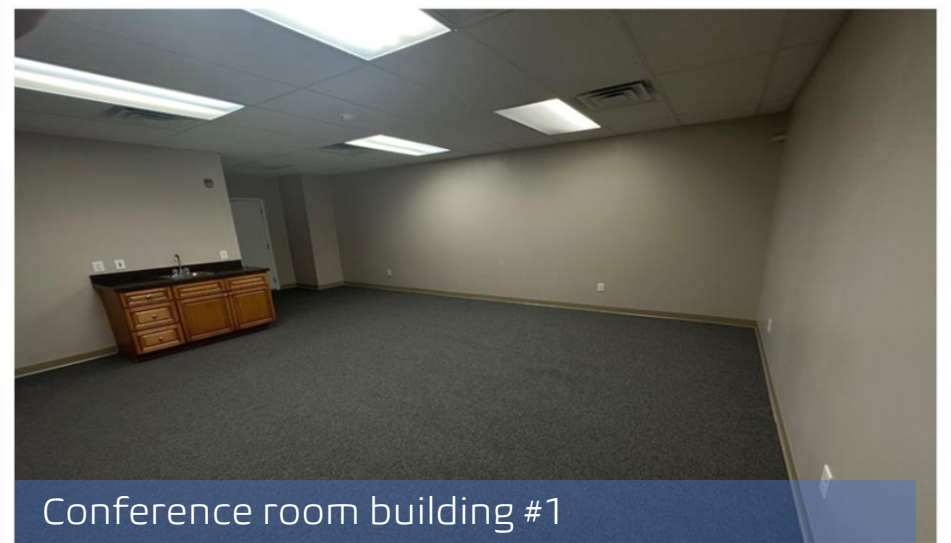
Front view Building #1 looking SW



Front view of building #1 looking N.



PHOTOS



PHOTOS



Exterior view of warehouse #2 looking N.



Interior view building #2



Interior view of warehouse #2



Outside break area



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2023 Population	10,350	84,960	176,751
2027 Projected Population	10,404	86,488	180,210
2023 Total Households	4,275	33,824	70,926
2027 Projected Households	4,287	34,349	72,155
Average Household Income	62,685	67,638	69,711
2023 Median Age	39.2	36.4	36.1
2023 Total Housing Units	4,616	37,270	77,970
2023 Total Businesses	584	4,022	9,256



Downtown
15 Minutes



JIA Airport
20 Minutes



I-10
10 Minutes



I-295
5 Minutes