# FOR SALE / LEASE: Office - Warehouse

### **CLIMATE CONTROLLED 2 BUILDING COMPLEX**





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



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## PROPERTY DESCRIPTION

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

**Total Combined Building Sizes:** 19,837+- 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: 12,100+-SF

<u>Warehouse</u>: 7,500+- SF

Office: 3,100+- SF

(2 separate offices on N. & S. ends of building 1,550+- SF per)

Mezzanine: 1,500+- SF

(additional non-taxed mezzanine storage @ 695+- 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)

## SURVEY

#### MAP SHOWING BOUNDARY SURVEY OF

PREPARED FOR: MICRO-ANT, LLC

# 

BASIS OF BEARINGS: SOUTH 00"41"31" EAST FOR THE WESTERLY RIGHT OF WAY LINE OF WESCONNETT

### LEGEND:

GENERAL NOTES:

2. CONCRETE POWER POLE IS SHOWN THUS: ■

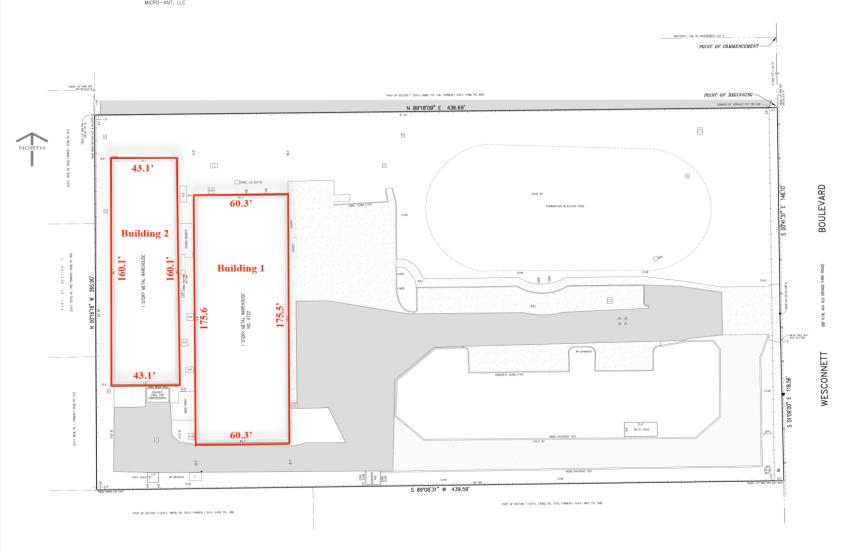
3. DVERHEAD POWER LINES ARE SHOWN THUS: -4. CONCRETE ELECTRIC TRANSFORMER PADS ARE SHOWN THUS: E

5. MONITORING WELLS ARE SHOWN THUS: A 6. WATER METERS ARE SHOWN THUS: B

7. SEWER VALVES ARE SHOWN THUS: XSV 8. CATCH BASINS ARE SHOWN THUS: [[]]

10. CONCRETE PAVEMENT IS SHOWN THUS:

11. ASPHALT PAVEMENT IS SHOWN THUS:



CROASDELL COMPANY SITE PLANNING - SITE ENGINEERING - LAND SURVEYING
429 East Adams Street, Jacksonville, Florida 12202 - Phone 904-356,5949 - Fax 904-356,7824
EBLS 8219 WWW.ORASSOELINET CROADSDELLINET



## **AERIAL**





## **PHOTOS**









# **PHOTOS**









# **PHOTOS**









# 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

