

FOR SALE / LEASE

Climate Controlled Two
Building Office | Warehouse



4722 Wesconnett Blvd
Jacksonville, Florida 32210



Cord Butler

60 Ocean Blvd., Suite #15

Atlantic Beach, Florida 32233

Phone: (904) 465- 1000

Email: cord@thecordellgroup.com



[View Drone Video Online](#)



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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 HIGHLIGHTS

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: \$2,560,900/\$120 SF
Lease Rate: \$11.95 SF NNN
CAM/Real Estate Tax & Insurance: \$1.93 SF

BUILDING #1 (Built 1998 & Renovated 2013)



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

SURVEY

MAP SHOWING BOUNDARY SURVEY OF

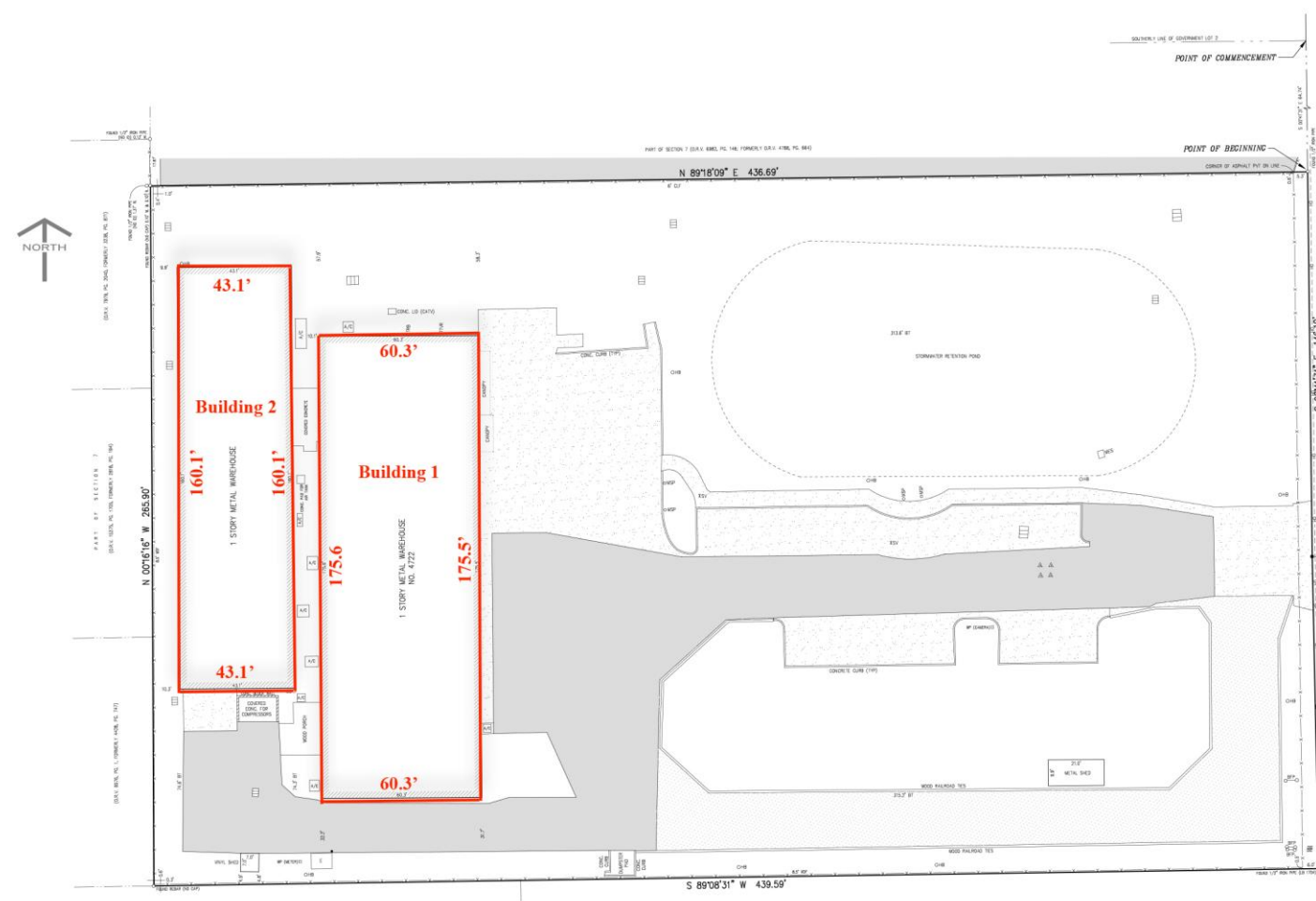
A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 36 EAST, DADE COUNTY, FLORIDA, BEING WORK PARTICULARLY DESCRIBED AS FOLLOWS:
 FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF GOVERNMENT LOT 2, WITH THE WESTERLY RIGHT OF WAY LINE OF WESCONEITT BOULEVARD AND AN OLD ORANGE PARK ROAD, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY, THENCE SOUTH 07°07'27" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 84.74 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 07°07'27" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 148.19 FEET, THENCE SOUTH 07°07'27" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 78.66 FEET, THENCE SOUTH 89°07'07" WEST, DEPARTING FROM SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED BOOK 1657, PAGE 340 AND OFFICIAL RECORDS VOLUME 4452, PAGES 138 AND 139 OF THE CURRENT PUBLIC RECORDS OF DADE COUNTY, A DISTANCE OF 438.09 FEET, THENCE NORTH 07°07'27" WEST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4204, PAGE 174, OFFICIAL RECORDS VOLUME 2816, PAGE 194, AND OFFICIAL RECORDS VOLUME 3038, PAGE 871 ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 285.90 FEET, THENCE NORTH 89° 07' 07" EAST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4204, PAGE 174 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 438.09 FEET TO THE POINT OF BEGINNING.

CERTIFICATION: This survey meets the standards of practice for a boundary survey as set forth by the Board of Professional Surveyors & Mappers, pursuant to Section 472.057, Florida Statutes, and I further certify that the property shown herein lies within Zone 1 as delineated on the Dade County Flood Insurance Rate Map, Community No. 130277, Panel 53A-C, dated November 7, 2016.

DRAWN BY: *Chris A. Davis*
 Lisa A. Davis, Professional Surveyor & Mapper No. 6182

GENERAL NOTES:
 1. BASIS OF BEARING: SOUTH 07°07'27" EAST FOR THE WESTERLY RIGHT OF WAY LINE OF WESCONEITT BOULEVARD (ASSUMED).
 2. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 3. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT LOCATED BY THIS SURVEY.
 4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 5. THE LEGAL DESCRIPTION SHOWN HEREON IS FOR D.A.V. 16-86-03, PG. 238.
 6. THE SURVEYOR REVIEWED SURVEY PERFORMED BY CLARSON AND ASSOCIATES, INC., JOB NO. B-2576, DATED JANUARY 6, 2011 IN PREPARING THIS SURVEY.

DATE: FEBRUARY 7, 2023
 PREPARED FOR: MICRO-ANT, LLC
 SCALE: 1" = 30'



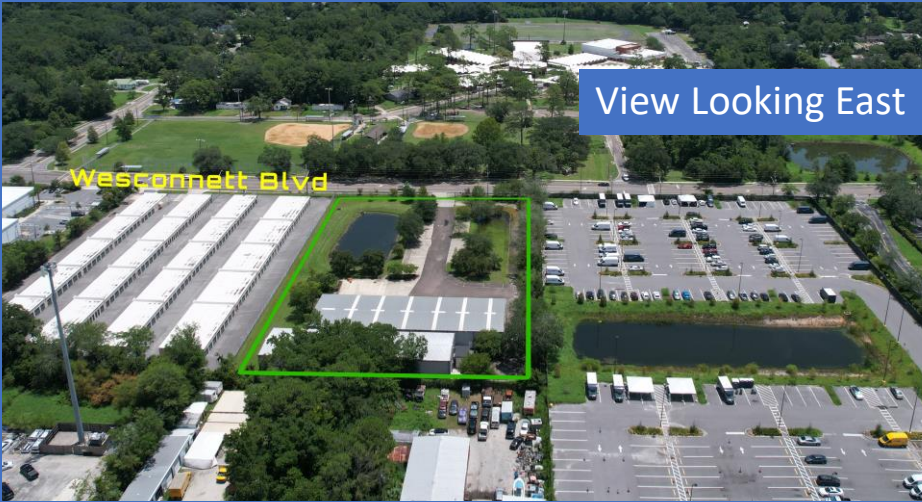
- LEGEND:**
- 1. BOLLARDS ARE SHOWN THIS: [Symbol]
 - 2. OVERHEAD POWER LINES ARE SHOWN THIS: [Symbol]
 - 3. CONCRETE POWER POLE IS SHOWN THIS: [Symbol]
 - 4. CONCRETE ELECTRIC TRANSFORMER PADS ARE SHOWN THIS: [Symbol]
 - 5. MONITORING WELLS ARE SHOWN THIS: [Symbol]
 - 6. WATER METERS ARE SHOWN THIS: [Symbol]
 - 7. SEWER VALVES ARE SHOWN THIS: [Symbol]
 - 8. CATCH BASINS ARE SHOWN THIS: [Symbol]
 - 9. FENCES ARE SHOWN THIS: [Symbol]
 - 10. CONCRETE PAVEMENT IS SHOWN THIS: [Symbol]
 - 11. ASPHALT PAVEMENT IS SHOWN THIS: [Symbol]
 - 12. LIMEROCK IS SHOWN THIS: [Symbol]

WESCONEITT BOULEVARD
 (60' R/W, 1/4" OLD ORANGE PARK ROAD)

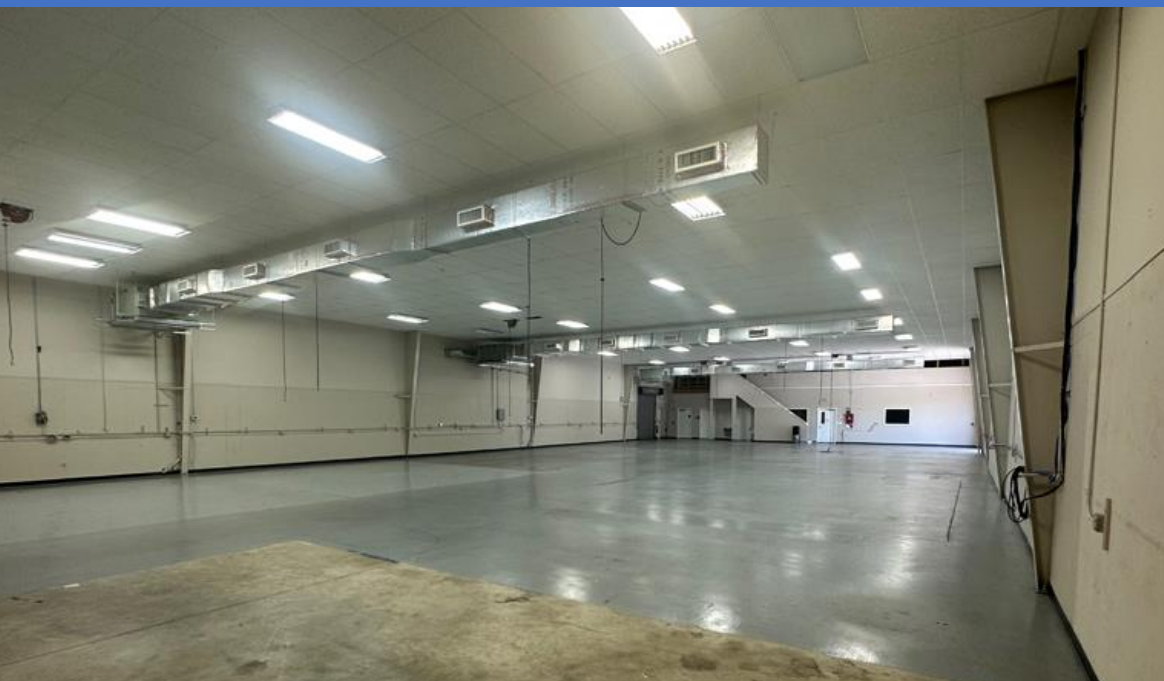
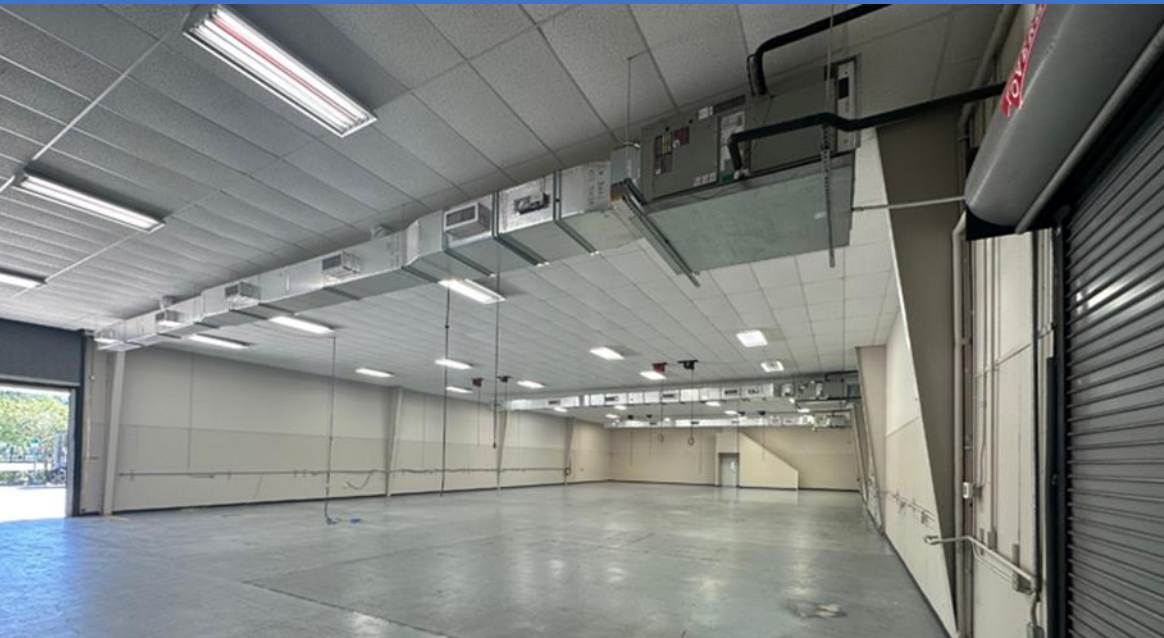
ABBREVIATIONS
 A.C. = AIR CONDITIONER
 A.S. = ASBESTOS
 B.P. = BOUNDARY POINT
 C.S. = CONCRETE SURFACE
 C.P. = CONCRETE PAVEMENT
 C.W. = CONCRETE WALL
 D.C. = DRAINAGE CANAL
 E.C. = ELECTRIC CONDUIT
 F.P. = FLOOR PANEL
 G.P. = GRASS PAVING
 H.P. = HATCH PAVING
 I.P. = IMPERMEABLE PAVING
 L.P. = LIMEROCK PAVING
 M.P. = METAL PAVEMENT
 P.C. = PAVED CURB
 P.S. = PAVED SIDEWALK
 P.W. = PAVED WALKWAY
 R.P. = REINFORCED CONCRETE PAVING
 S.P. = SAND PAVING
 T.P. = TYPICAL PAVING
 U.P. = UNDER PAVING
 V.P. = VIBRATED PAVING
 W.P. = WOOD PAVING
 Y.P. = YARD PAVING

UNLESS THIS MAP/REPORT BEARS THE SIGNATURE AND SEAL OF A LICENSED SURVEYOR, IT IS UNLAWFUL TO REPRODUCE, COPY, OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
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 420 East Adams Street, Jacksonville, Florida 32202, Phone 904.382.5860 Fax 904.382.7004
 EML84579 WWW.CROASDELL.COM CROASDELL@GMAIL.COM SINCE 1951

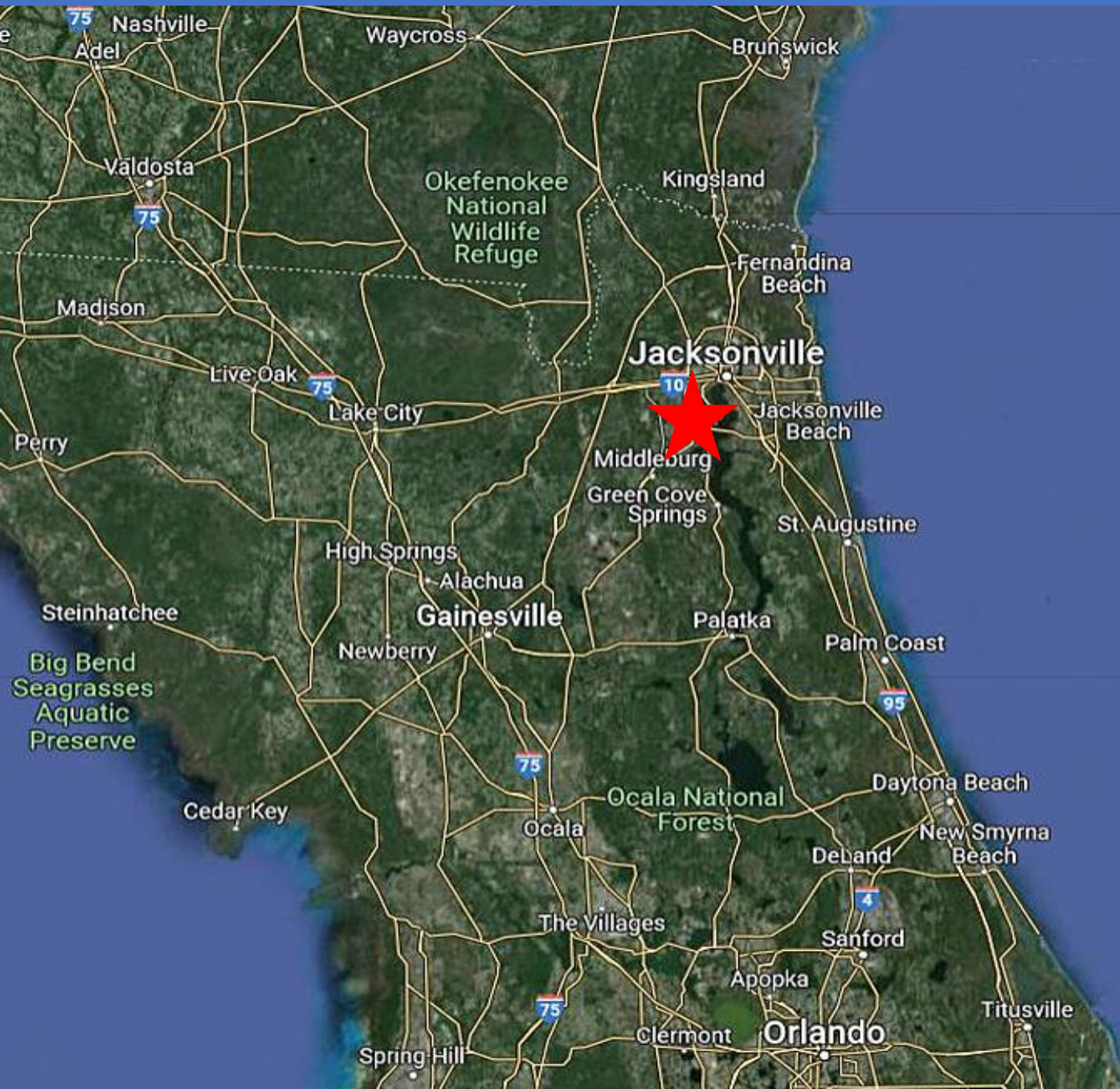
EXTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION MAP



AREA BUSINESSES



ORTEGA RIVER

CEDAR HILLS

CONFEDERATE POINTE

WESTSIDE MIDDLE SCHOOL

Value Pawn & Jewelry

SUBJECT

ORTEGA FARMS

TIMUQUANA RD

SACRED HEART CATHOLIC SCHOOL

BLANDING BLVD

WESCONNETT BLVD

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2024 Population	10,350	84,960	176,751
2027 Projected Population	10,404	86,488	180,210
2024 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
2024 Median Age	39.2	36.4	36.1
2024 Total Housing Units	4,616	37,270	77,970
2024 Total Businesses	584	4,022	9,256



Downtown
15 Minutes



JIA Airport
20 Minutes



I-10
10 Minutes



I-295
5 Minutes