

Westside Office Warehouse

4606 Shirley Avenue, Jacksonville, Florida 32210

FOR SALE

- **Location:** Northeast Corner of Shirley Ave. and Jersey Street
- **Estimated Building Size:** 11,062 +/- SF
- **Estimated Land Size:** 23,093 +/- SF
- **Parking:** 15 (includes 2 ADA)
Potential to accommodate 5-8 additional spaces
- **Warehouse Clear Ceiling Height:** : 10' – 15'
- **Zoning:** CCG-1
- **Utilities:** City Water, Sewer & Electric (JEA)
With 3 Phase, 400 amps
- **Covered Van Height Loading Dock:**
Bay Door 1, 8' x 9'
- **Year Built:** 1953
- **Sale Price:** \$595,000.00



Cord Butler

Phone: (904) 465-1000

Email: cord@thecordellgroup.com

Phillip Hewett

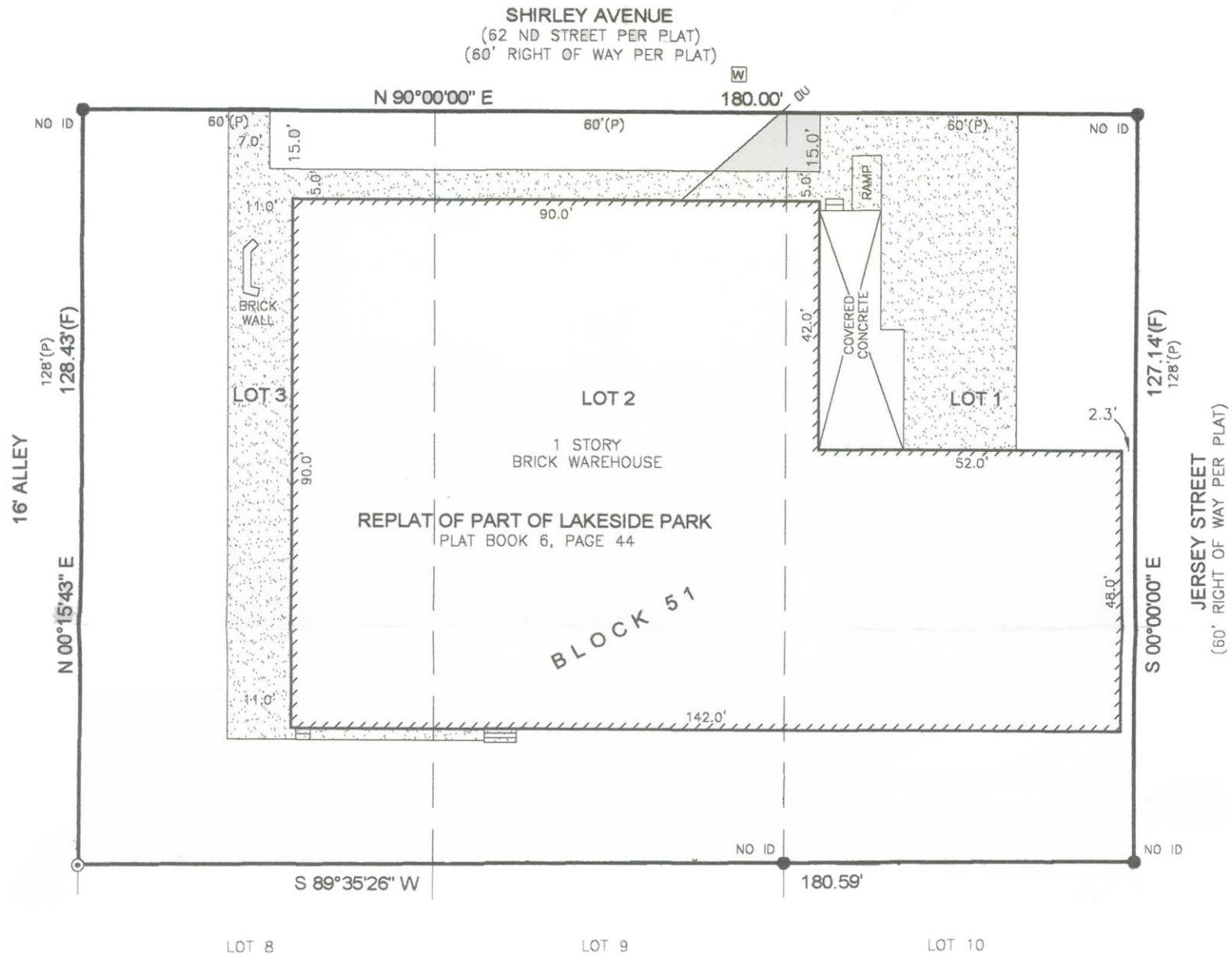
Phone: (904) 222-1605

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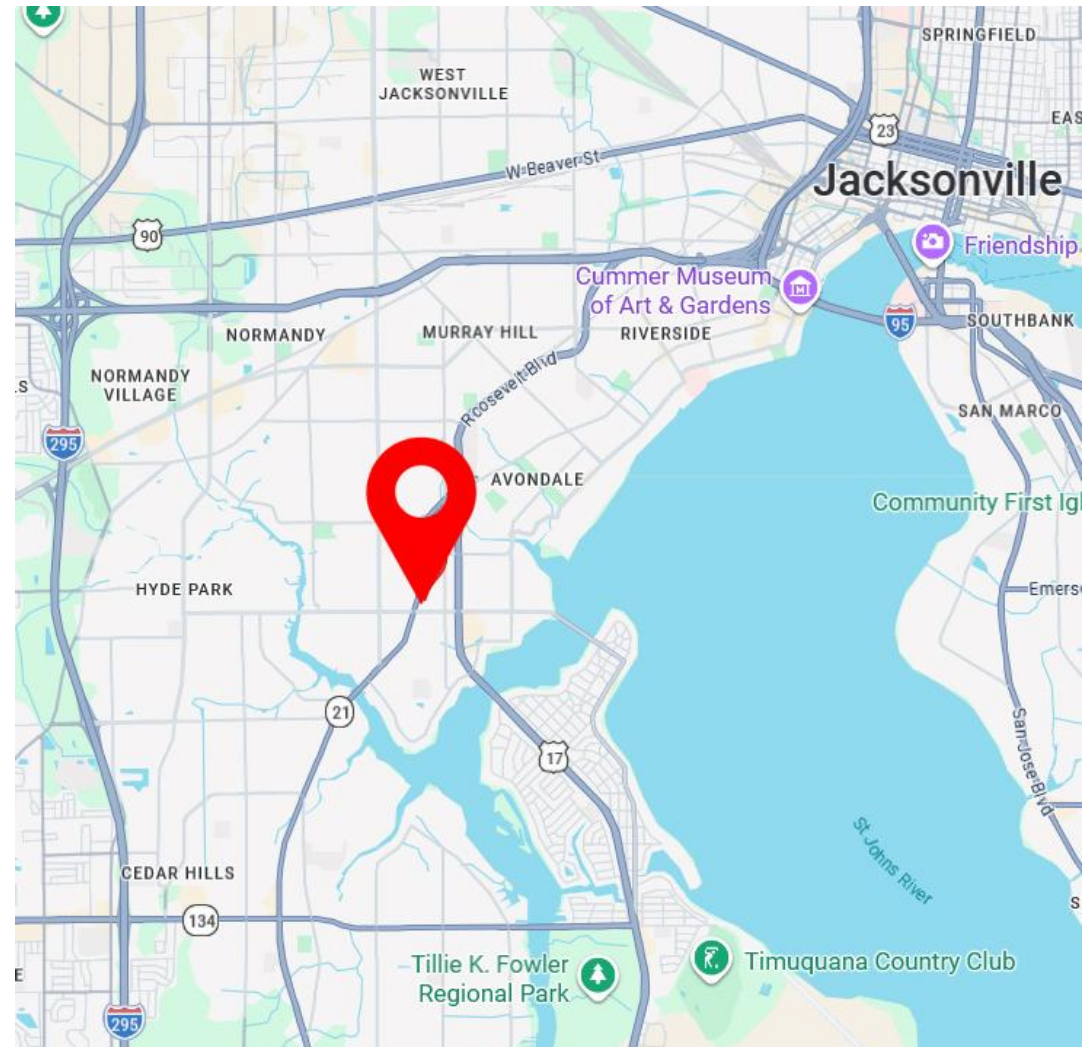
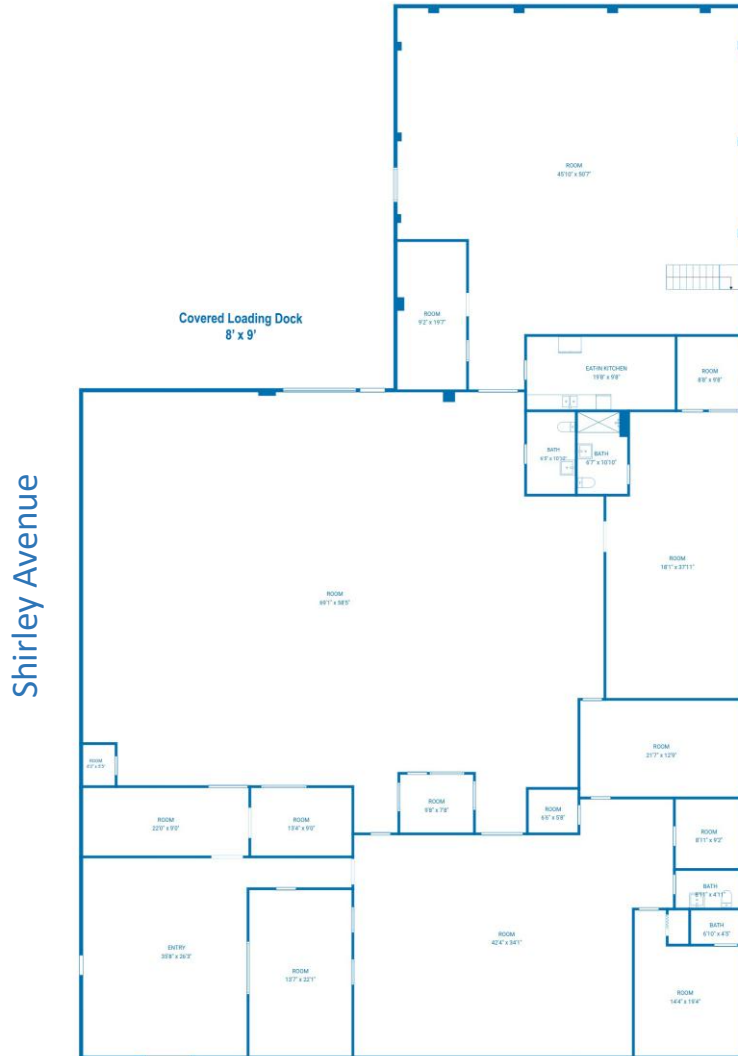
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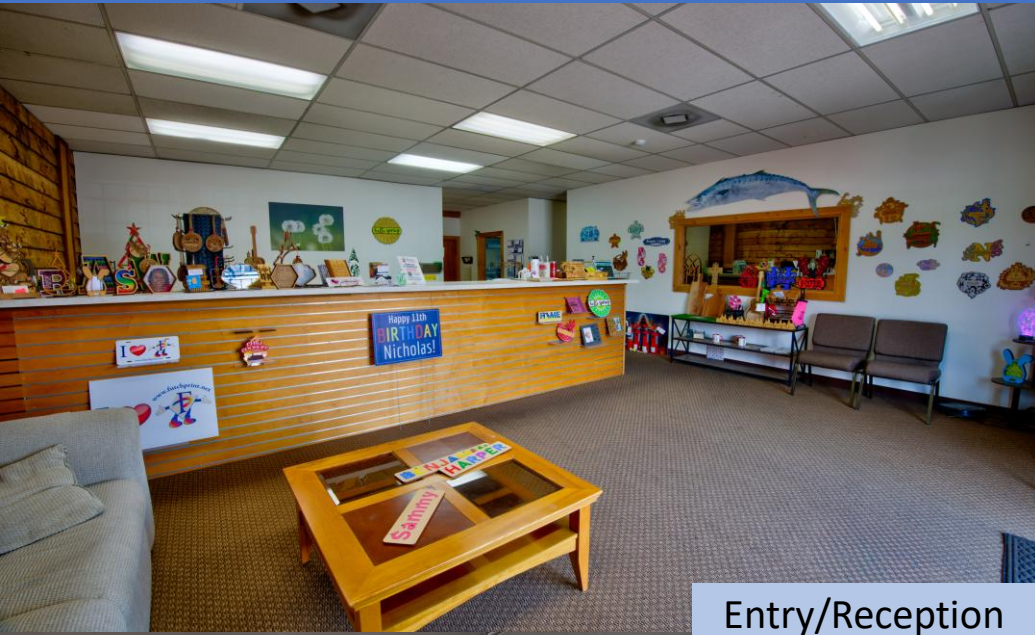


FLOOR PLAN & MAP

Jersey Street



INTERIOR PHOTOS



Entry/Reception



General Work Area



Climate Controlled Warehouse



Climate Controlled Warehouse



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EXTERIOR PHOTOS

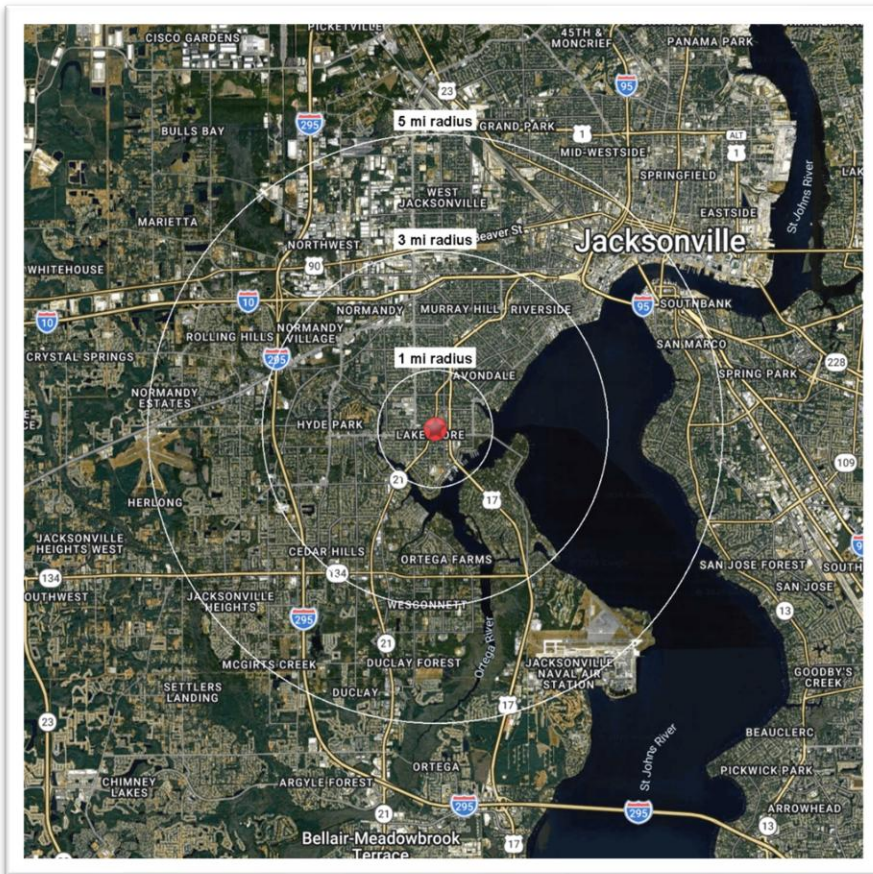


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AREA DEMOGRAPHICS



4606 Shirley Avenue, Jacksonville, Florida 32210



	1 MILE	3 MILES	5 MILES
2026 Population	8,714	76,810	179,972
2031 Projected Population	8,256	74,400	178,600
2026 Total Households	3,987	33,527	75,248
2031 Projected Households	3,752	32,231	74,442
Average Household Income	\$127,857	\$109,531	\$100,293
2026 Median Age	39.0	37.0	36.4
2026 Total Housing Units	4,601	38,409	85,839
2026 Total Businesses	1,053	5,434	13,541

