Westside Office Warehouse

4606 Shirley Avenue, Jacksonville, Florida 32210

FOR SALE

- **Location:** Northeast Corner of Shirley Ave. and Jersey Street
- **Estimated Building Size:** 10,596 +- 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 (View Description)
- **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

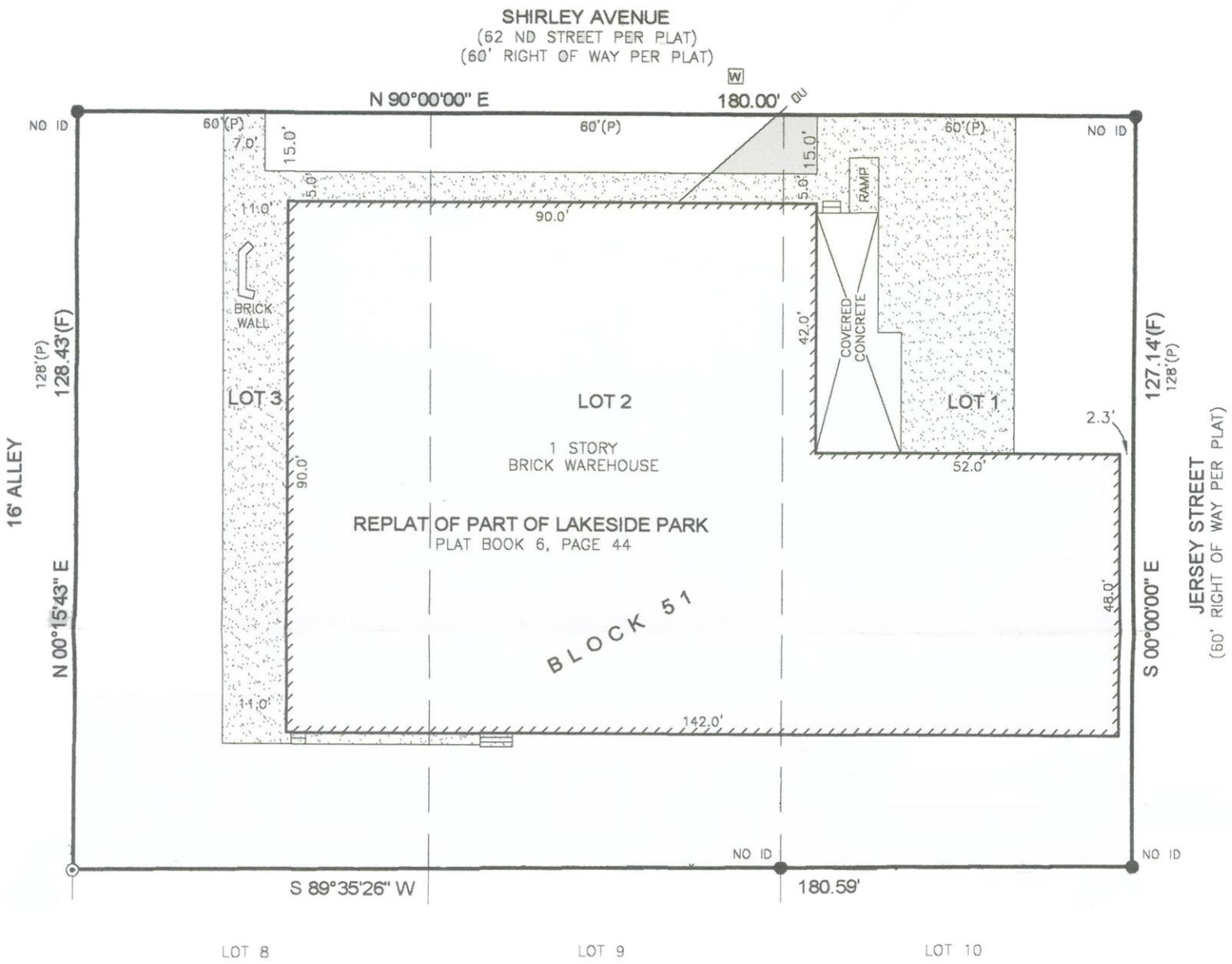
Cord Butler
Phone: (904) 465-1000
Email: cord@thecordellgroup.com

Phillip Hewett
Phone: (904) 222-1605
Email: phillipmhewett@gmail.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.

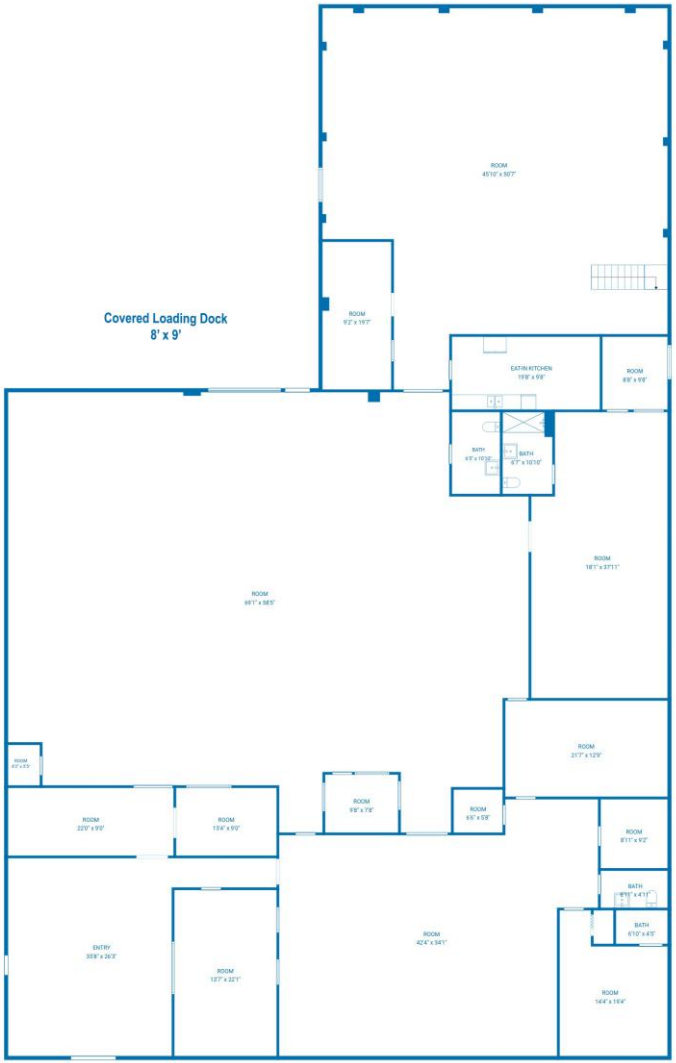
SURVEY

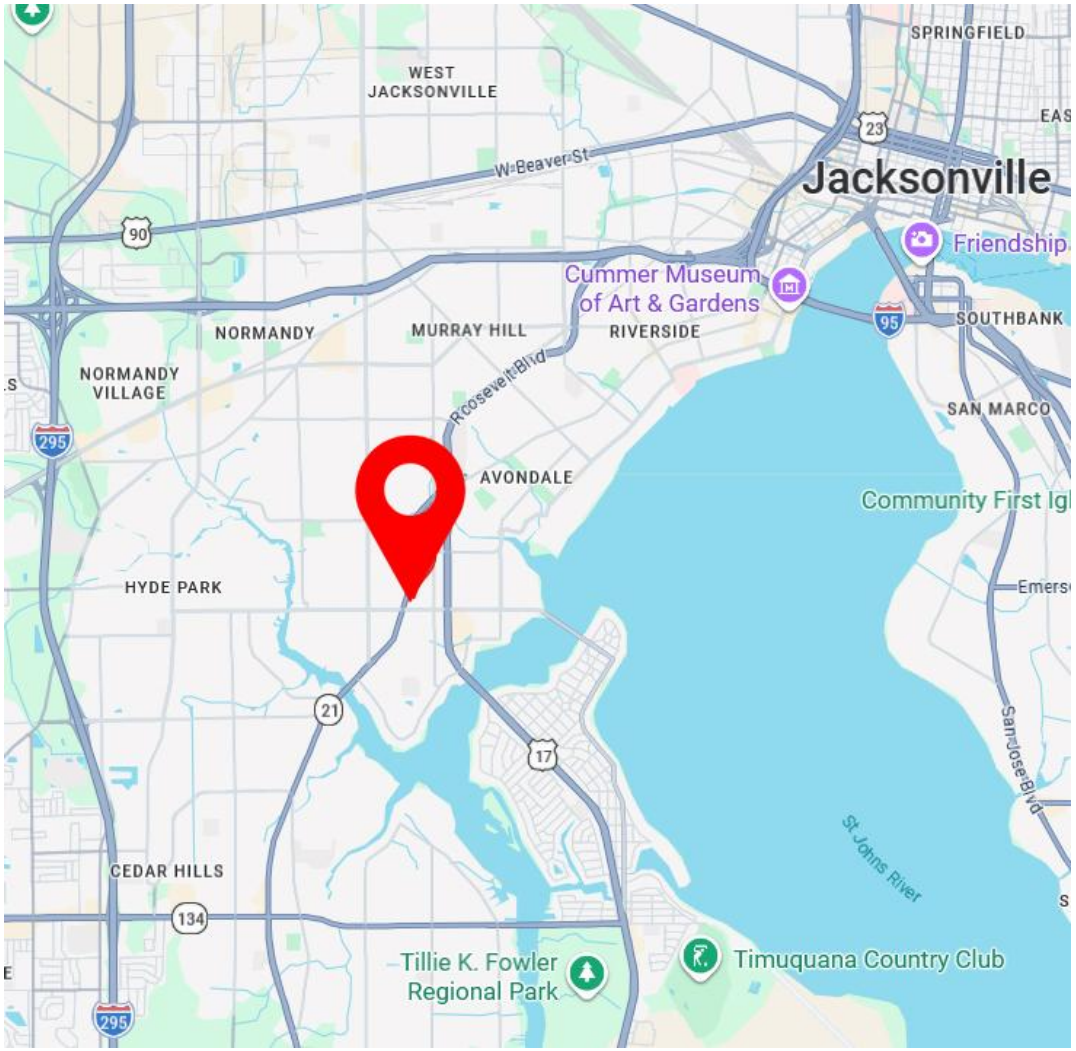

SHIRLEY AVENUE
(62 ND STREET PER PLAT)
(60' RIGHT OF WAY PER PLAT)
N 90°00'00" E
180.00'
NO ID
60'(P)
7.0'
15.0'
5.0'
11.0'
90.0'
RAMP
BRICK WALL
COVERED CONCRETE
42.0'
LOT 3
LOT 2
1 STORY
BRICK WAREHOUSE
LOT 1
2.3'
52.0'
90.0'
REPLAT OF PART OF LAKESIDE PARK
PLAT BOOK 6, PAGE 44
BLOCK 51
48.0'
14.0'
142.0'
128'(P)
128.43'(F)
16' ALLEY
N 00°15'43" E
127.14'(F)
128'(P)
S 00°00'00" E
JERSEY STREET
(60' RIGHT OF WAY PER PLAT)
S 89°35'26" W
180.59'
LOT 8
LOT 9
LOT 10

FLOOR PLAN & MAP

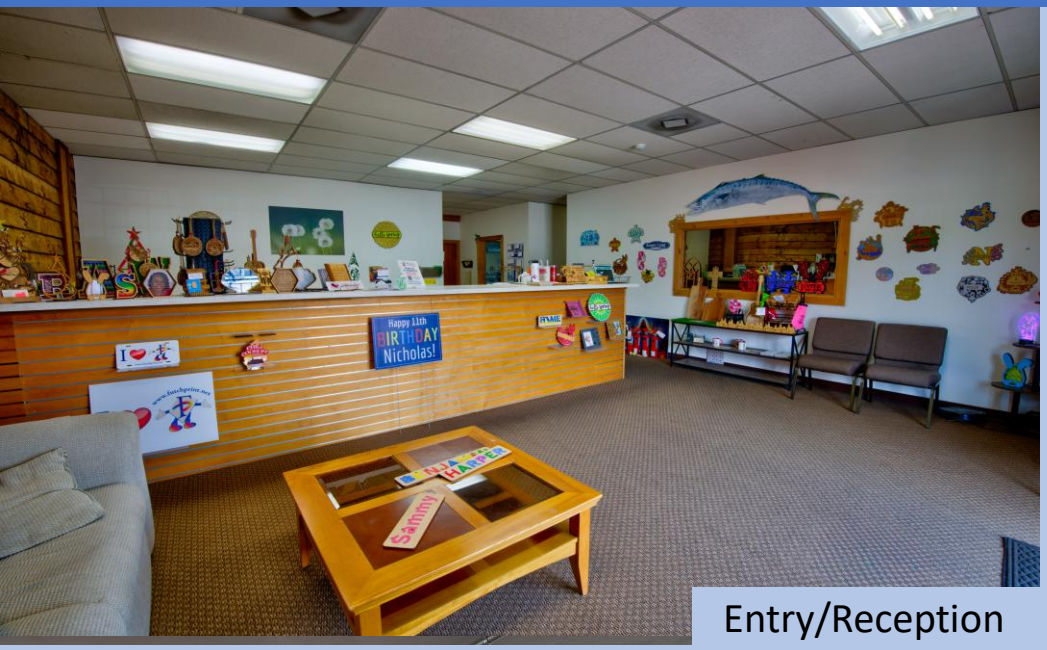
Jersey Street

Shirley Avenue

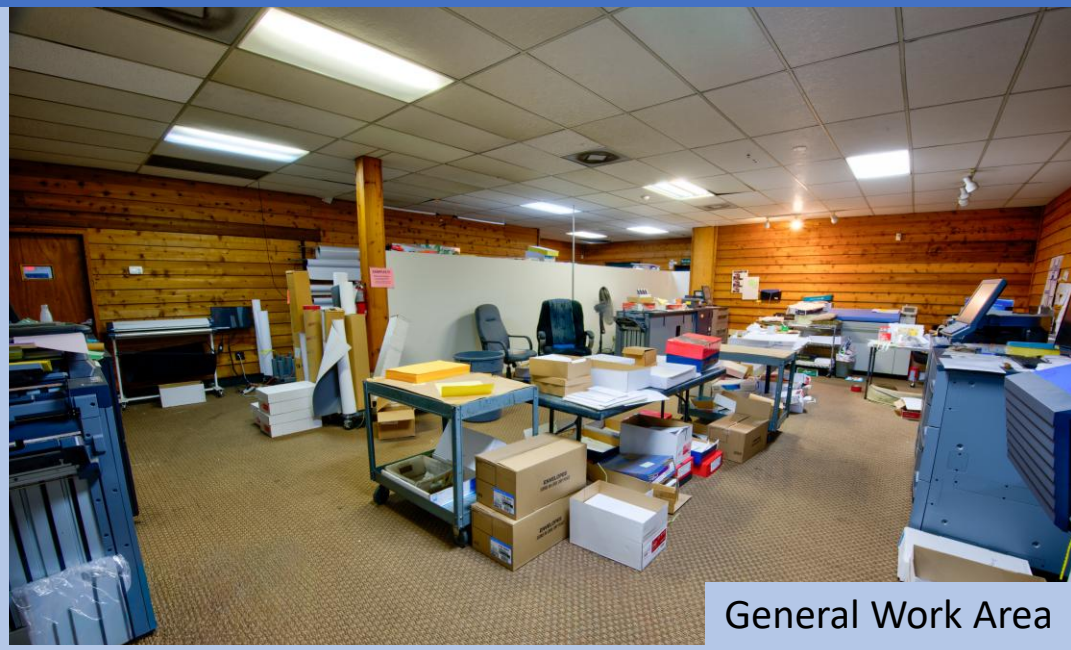




INTERIOR PHOTOS



Entry/Reception


General Work Area

Climate Controlled Warehouse

Climate Controlled Warehouse

EXTERIOR PHOTOS

AREA DEMOGRAPHICS

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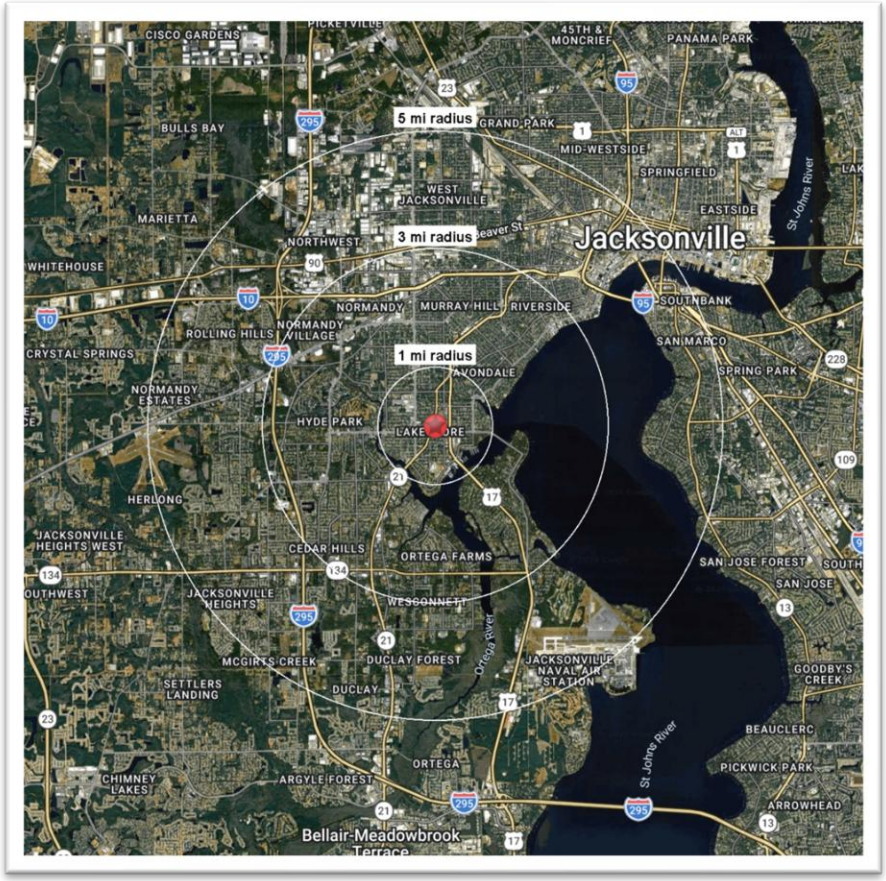

	1 MILE	3 MILES	5 MILES
2026 Population	8,714	76,810	179,972
2031 Projected Population	8,256	74,400	178,600
2026 Total Households	3,987	33,527	75,248
2031 Projected Households	3,752	32,231	74,442
Average Household Income	$127,857	$109,531	$100,293
2026 Median Age	39.0	37.0	36.4
2026 Total Housing Units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