

FOR SALE: Southside Industrial Park Net Leased Investment

 2941 Dawn Road, Jacksonville, Florida 32207



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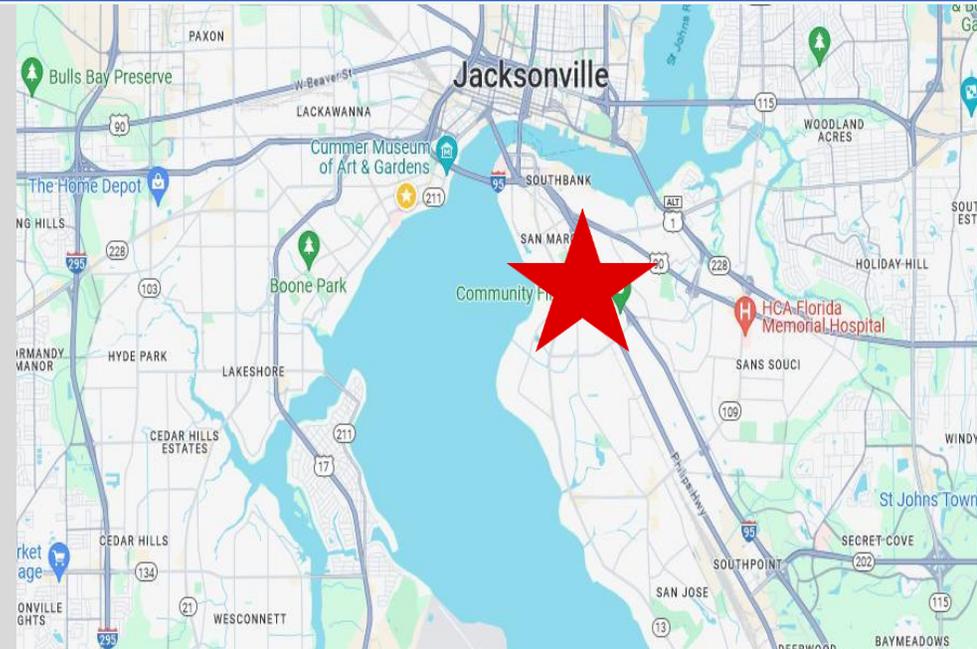
SALE OFFERING

SALE OVERVIEW

This investment property is centrally located with easy access to US Highway 1 and I-95 and was updated in 2022 to meet ADA requirements. In addition to the over 8,200 +-SF of office/warehouse space, this property includes a large walled and gated yard for surface storage or fleet parking. Excellent tenant.

Property Type	Light Industrial Office/Warehouse
Year Built:	1971
Gross Building Area:	8,270 +-SF
Office Area:	6,000 +-SF
Warehouse Area:	2,270 +-SF
Surface Storage Area:	18,000 +-SF
Current Tenant	FiberFast Homes, LLC
Parking:	14 Includes 4 covered spaces + 1 handicap
Zoning:	IL – Light Industrial
Utilities:	City water, sewer & electric (JEA)
Sale Price:	\$1,295,000.00

* Financial information available upon request



INTERIOR PHOTOS



EXTERIOR PHOTOS



Aerial View of Subject



View of Office With Covered Parking



View from Yard Looking South



View of Both Buildings From Entry



AERIAL

