

For Sale

47,552 SF | \$4,395,000

4 Building Industrial Portfolio



Industrial Owner-User or Redevelopment Opportunity

2436-2472 Dennis St

Jacksonville, Florida 32204

Property Highlights

- 47,552 SF across four industrial buildings on a 2.51-acre site
- IL (Light Industrial) zoning supporting a variety of industrial uses
- Functional 12' to 22' clear heights for flexible industrial operations
- One dock-high door and eight drive-in doors for efficient loading
- 3-phase, 240V power supporting industrial operations
- Central location with convenient access to I-10, I-95 & Downtown

Property Overview

2436-2472 Dennis Street offers a 47,552 SF industrial owner/user, development, or investment opportunity situated on 2.51 acres near Downtown Jacksonville. The four-building property features flexible industrial improvements, multiple loading points, and IL zoning. Strategically positioned just west of I-95 and north of I-10, the property provides convenient access to Jacksonville's major transportation corridors and surrounding urban core. The site is also located within an Opportunity Zone.

Offering Summary

Sale Price:	\$4,395,000
Total Building Size:	47,552 SF
Total Lot Size:	2.51 Acres
Zoning:	IL Light Industrial
Clear Height:	12'-22'
Power:	3-Phase/240v
Loading:	1 Dock & 8 Drive-In Doors

For More Information



Jason J. Purdy

Vice President, Industrial Specialist
O: 904 404 4462 | C: 850 287 2697
jp@naihallmark.com



Camden Padgett

Associate Vice President
O: 904 404 4460
cp@naihallmark.com

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Building Summary

Parcel ID#	Address	Building Size	Lot Size
077648-0000	2472 Dennis Street	29,149 SF	1.21 Ac
077660-0000	2436 Dennis Street	5,408 SF	0.13 Ac
077661-0000	2446 Dennis Street	3,413 SF	0.09 Ac
077699-0100	106 Sewald Street	9,482 SF	1.08 Ac
Total:		47,552 SF	2.51 Ac

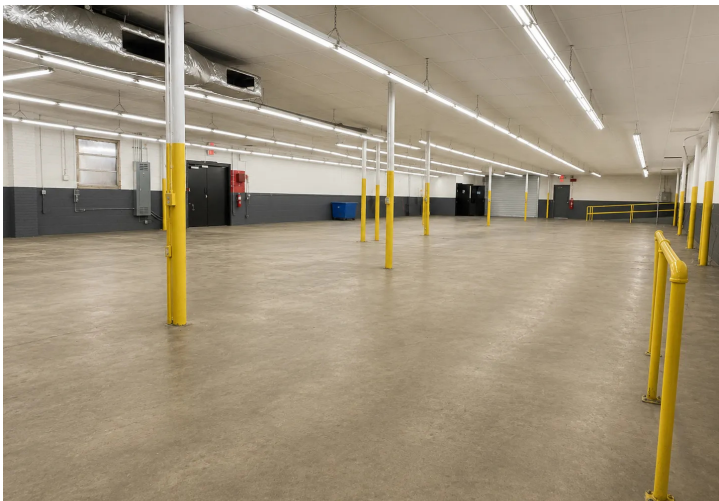




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