

±8,782 SF WAREHOUSE AVAILABLE FOR SALE

6507 West Beaver Street | Jacksonville, FL 32254

- Land Area: ±2.00 AC (±87,120 SF) - L-shaped corner site with frontage on two roads
- Building Size: ±8,782 SF Gross / 8,123 SF Heated (Warehouse/Flex)
- Located in the Westside Industrial Submarket
- Excellent access to I-295, I-95, and I-10
- Zoned IL (Industrial Light)
- Direct Frontage on Lane Ave with AADT of 18,900 Cars Per Day

LOCAL MARKET EXPERTS

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PROPERTY OVERVIEW

6507 W Beaver Street , Jacksonville, FL 32254



Address:	6507 W Beaver St Jacksonville, FL 32254
Land Area:	±2.00 AC (±87,120 SF) - L-shaped corner site with frontage on two roads
Building Size:	±8,782 SF Gross / 8,123 SF Heated (Warehouse/Flex)
Clear Height:	12' - 18'
Industrial Doors:	3 Grade-Level Openings
Truck Court/Access:	Above Average (per 2023 appraisal)
Parking:	16 spaces (1.97/1,000 SF); asphalt-paved at front along Beaver St, compacted dirt/gravel at rear
Year Built:	1957 Renovated: 2023 (renovations by prior owner: office expansion, repairs, upgrades)
Zoning:	IL (Industrial Light); allows for truck parking maintenance
Site Improvements:	Chain-link barbed-wire fencing (partially new along Lane Ave), masonry wall, asphalt and concrete paving, monument sign at Beaver/Lane corner, yard lighting
Utilities:	Electric, phone, sewer
Flood Zone:	Portion in AE (high-risk) and portion in X

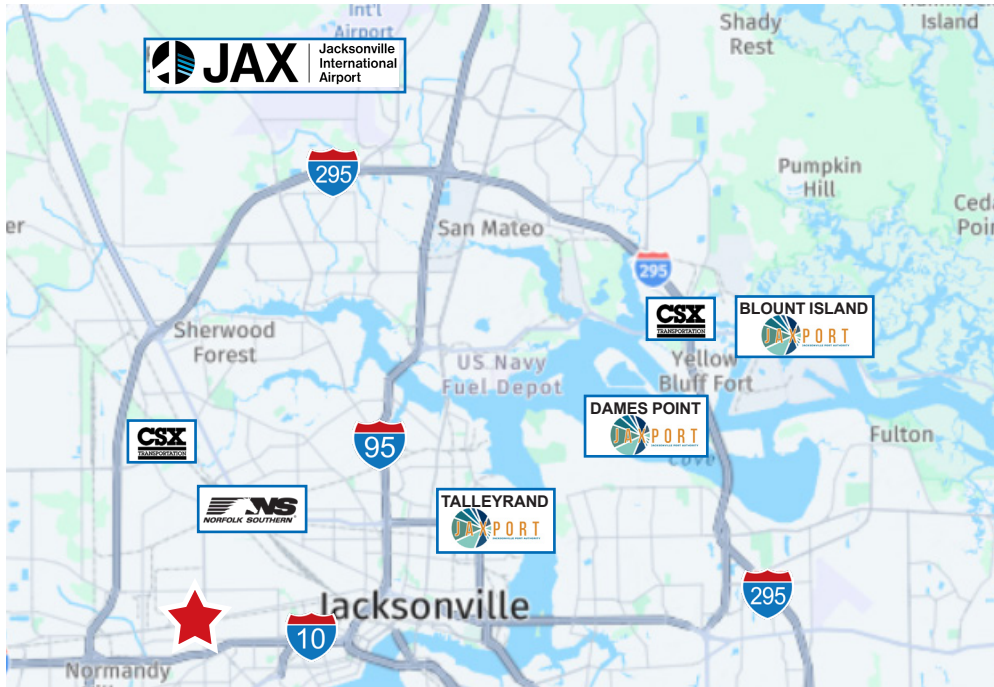
PROPERTY PHOTOS

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THE IDEAL LOCATION

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Distance To:	Miles
Interstate 295	1.7
Interstate 95	5.8
Interstate 10	3.1
CSX Intermodal Facility	6.9
Norfolk Southern Intermodal	5.5
FEC Intermodal Facility	12
Jacksonville Int'l Airport	17.7
JAXPORT Talleyrand	10.5
JAXPORT Dames Point	18.3
JAXPORT Blount Island	19.3



6507 W Beaver Street proximate to the region's major transportation infrastructure, providing direct access and serviceability to Jacksonville and neighboring regions.

