



32,500 SF of Industrial Space

479 Zoo Pky, Jacksonville, FL 32226



Mark Allen

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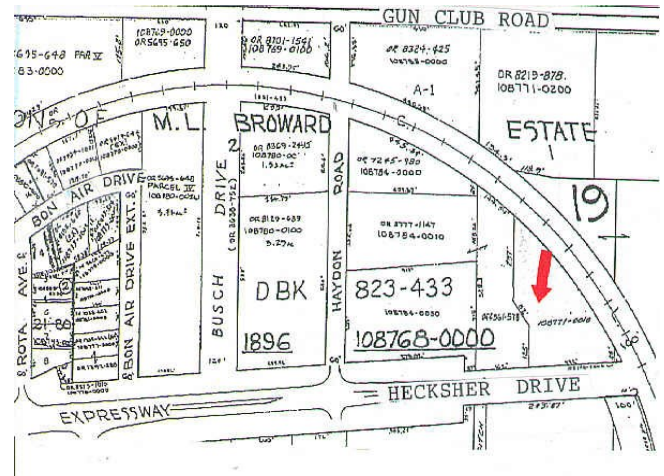


32,500 SF of Industrial Space

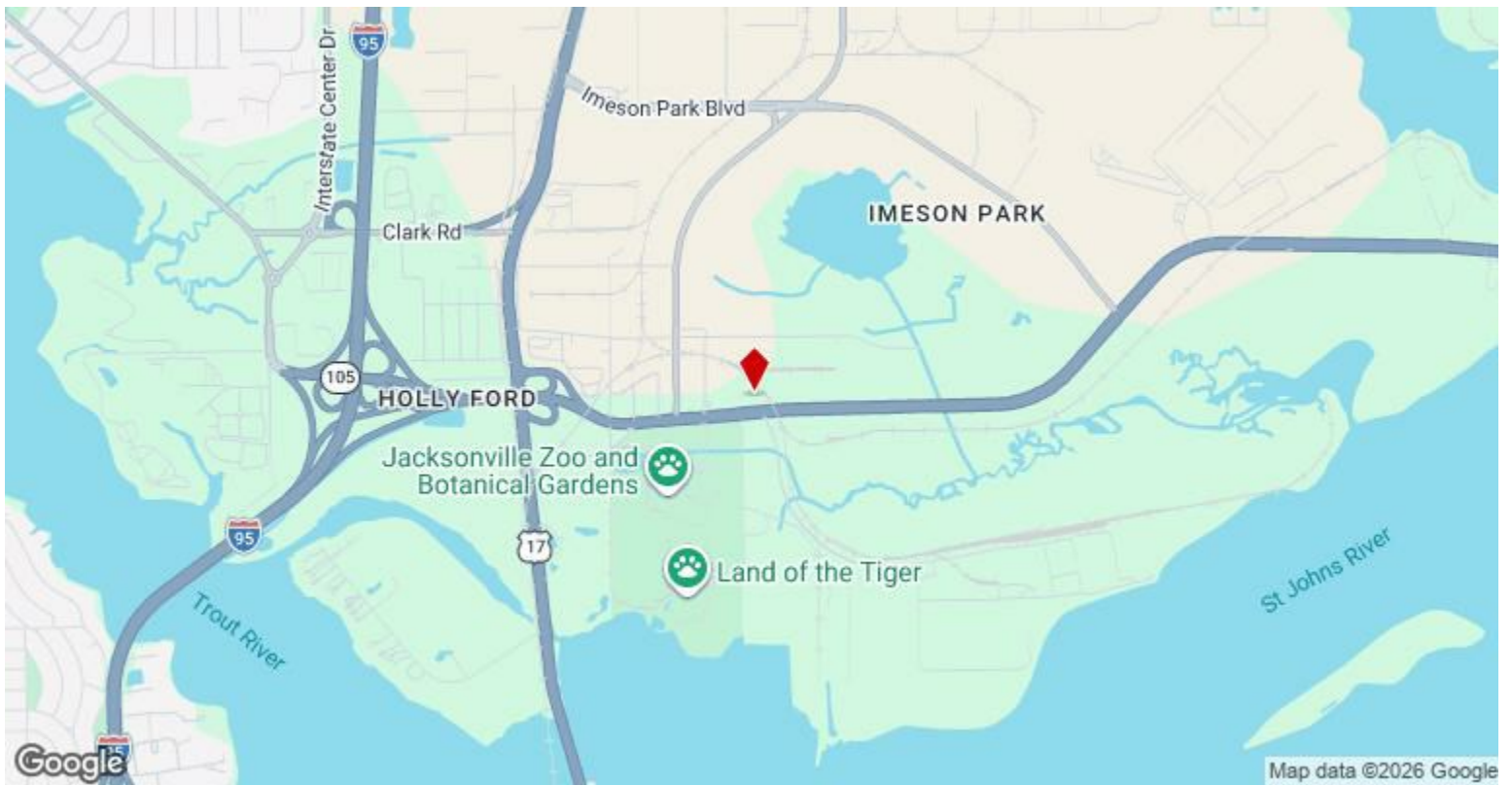
\$1,980,000

GIGANTIC \$470,000 PRICE REDUCTION FOR IMMEDIATE SALE!! Commercial Real Estate Professionals and Mark Allen, CCIM are pleased to present this 32,500(+)- SF warehouse space for lease. Excellent location, easy access, and zoned Industrial. Over \$150,000.00 in Upgrades and Renovations! New AC, Bathroom, LED Lighting, Loading...

- GIGANTIC \$470,000 PRICE REDUCTION FOR IMMEDIATE SALE!!
- 32,500(+)- Square Feet - 1.69 Acres GIGANTIC \$470,000 PRICE REDUCTION FOR IMMEDIATE SALE!!
- New AC, Bathroom, Lighting, and Carpet in the office area-
- Lease Option: \$6.00/PSF NNN lease on a 5-year minimum term. Possible Seller Financing !!
- Over \$150,000 in Upgrades and Renovations!!
- New Electrical Panel and Brand new roll-up doors installed



Price:	\$1,980,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment
Lot Size:	1.69 AC
Gross Building Area:	32,500 SF
Rentable Building Area:	32,500 SF
No. Stories:	1
Year Built:	1974
Tenancy:	Multi
Parking Ratio:	1.85/1,000 SF
Clear Ceiling Height:	16 FT
No. Dock-High Doors/Loading:	6
No. Drive In / Grade-Level Doors:	1



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Property Photos



Property Photos



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Building Photo



Interior Photo

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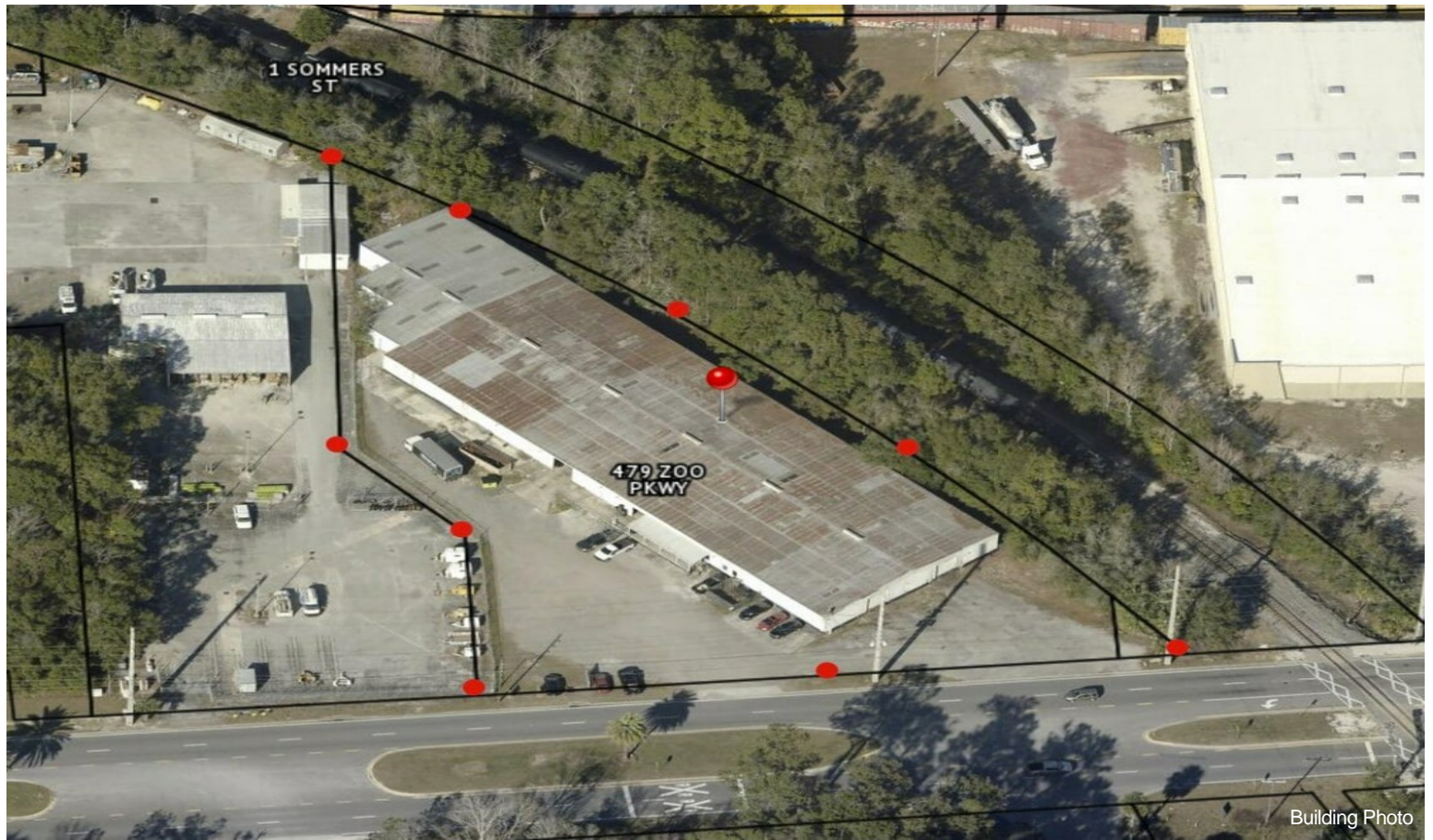


Building Photo



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Property Photos



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