

# CHURCH STREET INDUSTRIAL BUILDING

JACKSONVILLE

±5,134 SF

For Sale — \$1,400,000

|            |                   |
|------------|-------------------|
| Lot Size   | ±0.39 AC          |
| Year Built | 1909              |
| Zoning     | CCBD (Industrial) |
| Stories    | 1                 |
| Price / SF | \$272.69          |



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LISTED BY  
Diane Rukab · The Legends of Real Estate

# MASONRY INDUSTRIAL BUILDING FOR SALE

1711 E Church Street is a ±5,134 SF single-story industrial/light-manufacturing building on a ±0.39-acre (16,776 SF) CCBD-zoned lot in Jacksonville's urban core. Concrete block construction with concrete floors; air conditioning has been added in one office. The property has been continuously operated as a printing company since 2009 and is offered as building & land. Located approximately 1.3 miles east of Downtown Jacksonville and two blocks north of EverBank Stadium and the VyStar Veterans Memorial Arena.



## FLOOR PLAN



Floor 1

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

Floor plan dimensions and square footage are approximate and should not be used for building or design purposes.



# PROPERTY HIGHLIGHTS

Building Size

FOR SALE

|               |                                 |
|---------------|---------------------------------|
|               | ±5,134 SF                       |
| Year Built    | 1909                            |
| Site Size     | ±0.39 Acres                     |
| Stories       | 1                               |
| Bathrooms     | 2                               |
| Construction  | Concrete Block / Masonry        |
| Roof          | Rolled Composition              |
| Zoning        | CCBD (Industrial)               |
| Parking       | Additional, Carport & On-Street |
| Sale Includes | Building & Land                 |

## LOCATION CONTEXT — LOOKING TOWARD DOWNTOWN



±1.3 mi to  
Downtown

±2 blocks to EverBank  
Stadium

Direct access via Arlington Expwy to  
I-95

- Two blocks north of EverBank Stadium and the VyStar Veterans Memorial Arena, in Jacksonville's Historic Eastside.
- Located within a neighborhood targeted for a multi-year, city-backed community investment program tied to the EverBank Stadium redevelopment.
- Direct access to I-95 via the Arlington Expressway and Union Street corridor, roughly 1.3 miles from Downtown.
- CCBD zoning supports flexible commercial/industrial reuse in Jacksonville's urban core.

## CONTACT INFORMATION

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