

WAREHOUSE & YARD - FOR LEASE



Highlights:

- (3) Offices
- (2) OH Doors: 10' x 14'
- (1) OH Doors: 6' x 8'
- Clear Height: 15'-0"
- Power: 3-Phase/208V
- Fenced Yard

Summary:

Situated just West of I-95 and North of I-10, the property offers quick access to Jacksonville's major highways, the port, and surrounding markets. The site is ideal for a variety of industrial users including distribution, contractors, and service-oriented users. The property combines functional warehouse space with valuable outdoor storage within close proximity to Downtown.

Offering Summary:

Asking Price:	\$12.00/SF (NNN)
NNN's:	\$2.50/SF
Building Size:	6,200 SF
Lot Size:	.91 AC
Zoning:	IL (Light Industrial)

KYLE@VANCAMPCOMMERCIAL.COM

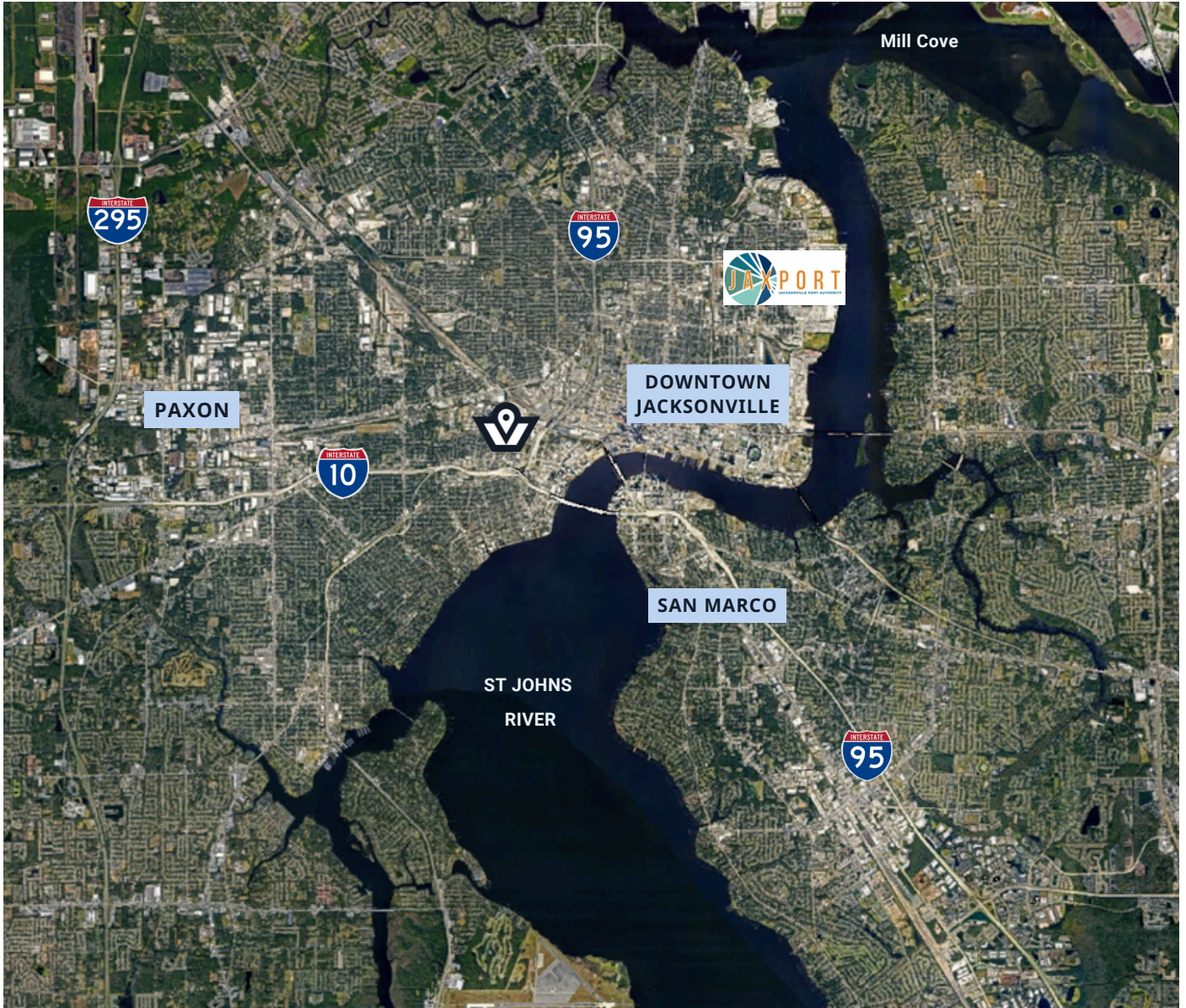
520 Myrtle Ave. Interior Photos



520 Myrtle Ave. Exterior Photos



520 Myrtle Ave. Location Map



Kyle VanCamp
BROKER | OWNER

(904) 604 8189
kyle@vancampcommercial.com

1505 Dennis St., Ste 105
Jacksonville, FL 32204



KYLE@VANCAMPCOMMERCIAL.COM