



Building A - 5,000 SF & Building B - 2,000 SF

41 Spring Street

Jacksonville, Florida 32254

Property Highlights

- Three shop buildings w/ large fenced lay-down yard area perfect space for fabrication and secure equipment storage.
- Building A is 5,883 SF constructed on a concrete slab with metal sheeting including roll-up doors & 520 AMP three-phase power.
- Building B is 1,400 SF constructed on a concrete slab with a concrete block structure and three-phase power.
- There is also a 168 SF storage shed and a 600 SF free-standing canopy for storage that is not included in the gross building area.

Property Overview

This property is in a high-demand location for industrial tenants. It is ideal for distribution, light manufacturing, business and professional offices as well as Building trades construction companies and many other specialized light industrial shop/yard. Open and ample parking and all buildings are 3 phase powered. Immediate occupancy for this well-maintained and functional property, which also offers an aggressive competitive rate.

Offering Summary

Lease Rate:	\$6.25/SF (NNN)
Building Size:	7,451 SF
Lot Size:	0.67 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,280	30,784	70,430
Total Population	8,316	74,097	175,252
Average HH Income	\$31,008	\$44,833	\$49,335

For More Information



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Building A



Build A Interior



Building A Interior

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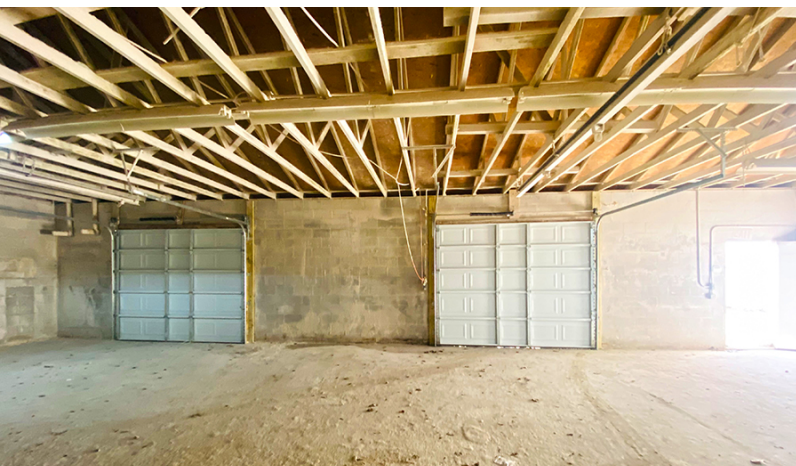
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Building B



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Storage Shed

