

For Sale

5901 W. Beaver Street
Jacksonville, FL 32254



Available: 15,812 $\pm$ sf
Office/Warehouse with Rail
Office: 2,538 $\pm$ sf
Warehouse: 13,274 $\pm$ sf
Land: 1.29 $\pm$ Acres
Ceiling Height: 12' - 16'

Sale Price: \$645,000

Concrete/metal construction

Industrial Light, Zoning

City Water & Septic

4 Dock High Doors, 1 ramp

3 Phase/ 700 amps /800 amps
electric service

Located near I-10 & Lane Ave

For More Information, Contact:
Mark Wainwright or Joe Indriolo

Pine Street / RPS
2650-2 Rosselle Street
Jacksonville, FL 32204

Phone: (904) 398-1044 Fax: (904) 396-2545

Email: mwainwright@pinestreetrps.com



Pine Street / RPS

www.pinestreetrps.com

Information provided is deemed accurate, but may be subject to errors and/or omissions.



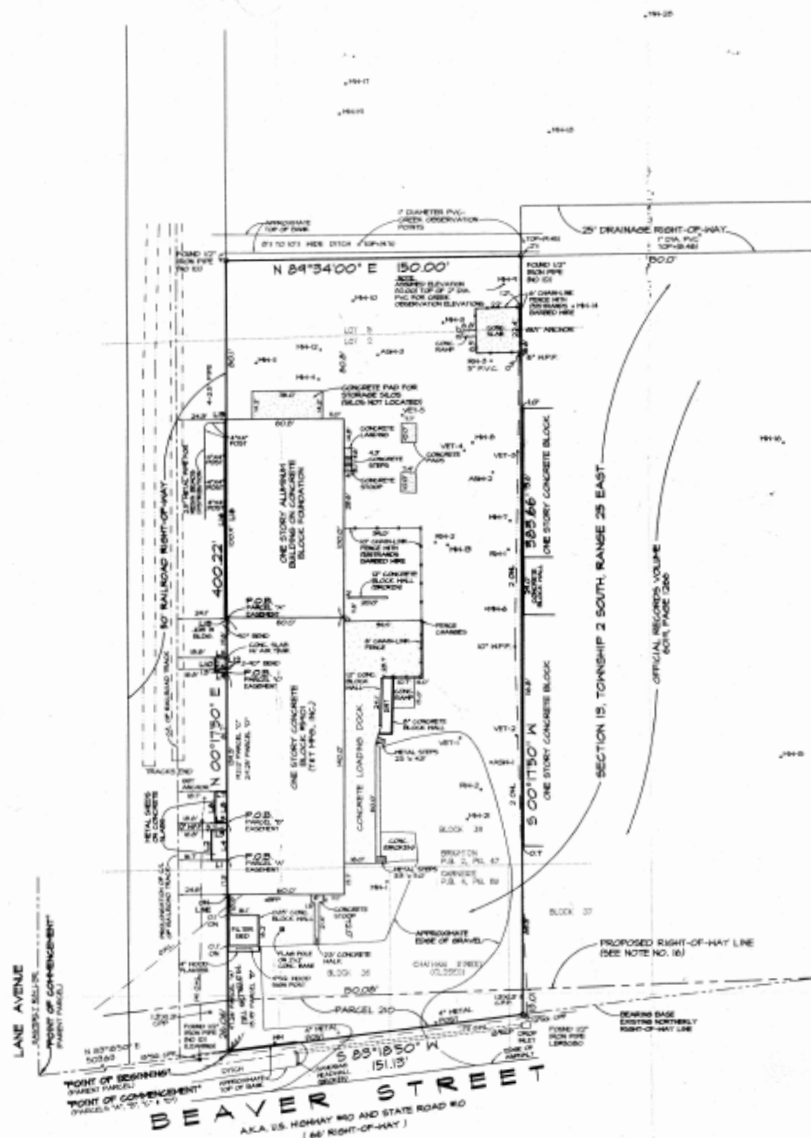
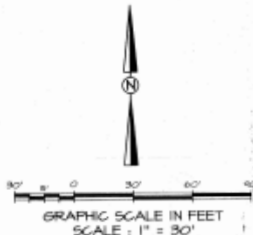
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- THE DESCRIPTION AS SUCH HEREON HAS BEEN SUPPLIED BY CLIENT.
- UNDERGROUND PORTION OF FOUNDATION/FOOTING NOT LOCATED.
- ALL BUILDINGS ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS INDICATED OTHERWISE.
- THE DIMENSIONS OF THE BUILDING SACHS-HERNDEN DO NOT REFLECT DRAIN OVERLAND IF ANY.
- THE FIELD WORK OF THIS SURVEY WAS COMPLETED ON 06-02-91.
- UNLESS OTHERWISE NOTED, SECTIONS AND MEASUREMENTS THEREON WERE:
- THE UNDERPINNED SURVEYOR HAS NOT BEEN PROVIDED A COPIABLE TITLE OPINION OR MATTER-A-TITLE TO GO BEYOND THAT OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OR RECORDS IN RECORDS OUTSIDE THE COUNTY CLERK'S OFFICE WHICH MAY AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
- THIS IS AN APPROXIMATE LOCATION MAP ONLY; UNDERGROUND UTILITIES, IF ANY, NOT SHOWN THEREON.
- THIS IS A CERTIFIED DOCUMENT NO PORTION OF IT SHALL BE REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOLLAND & BARRETT SURVEYORS, INC.
- THE SUBJECT PROPERTY IS LOCATED IN PLODGE ZONE: X (SDUTRI) X (SDUTRI) X (SE.BILL) CORNER (SOUTH) PANEL NO. CADD: DATE: 03-01-91 BY: GRAPHIC SCALE.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL GRADE SEAL OF A PROFESSIONAL LAND SURVEYOR.
- BEARING AND DISTANCE NOTED HEREON IS REFERENCED TO THE NORTH RAY LINE OF BEAVER GREENE COUNTY, MISSOURI.
- THE RELATIVE LINE DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1/40,000.
- ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
- THE STREET ADDRESS, IF SHOWING, IS BASED UPON DATA OF SURVEY.
- THE PROPOSED RIGHT-OF-WAY LINE SACHS-HERNDEN TAKES FORTH PROPOSED RIGHT-OF-WAY FROM THE ADJACENT PROPERTY OWNERS' INTERESTS. THE TRANSFORMATION AUTHORITY



A PORTION OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 28 EAST,
BEING PORTIONS OF BLOCKS 56, 57 AND CHARNAH STREET ACCORDING
TO PLAT OF CARRISSE, PLAT BOOK 4, PAGES 64 TOGETHER WITH
A PORTION OF BLOCK 56, BRIGHTON, ACCORDING TO PLAT BOOK 2,
PAGE 45, CHARNAH STREET IN BRIMLEY, OF FRANK COUNTY, ILLINOIS.

[illegible]

THE LAND THIS DESCRIBED CONTAINS 120 ACRES, MORE OR LESS.

10063886 WITH THE FOLLOWING DESCRIBED EASEMENTS LYING WITHIN
A 50' WIDE CSX RAILROAD RIGHT-OF-WAY.

PARCEL "A"
CONFERENCE AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN THE OFFICIAL RECORDS VOLUME 4842, PAGE 248 OF THE CURRENT MAP OF THE COUNTY OF DAVALL, COUNTY OF FLORIDA, WHEREIN NORTH 07°07'50" EAST ALONG THE NORTHERLY LINE OF THE AFORESAIDED LANDS, A DISTANCE OF 47.26 FEET TO THE POINT OF BEGINNING THENCE NORTH 84°04'00" WEST DEPARTING THE SAID NORTHERLY LINE, A DISTANCE OF 80.55 FEET TO THE POINT OF BEGINNING THENCE NORTH 07°07'50" EAST, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING THENCE SOUTH 07°07'50" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING

1945 LARDS CONTAIN 120 SQUARE FEET, MORE OR LESS

PARCEL TWO

CONSIDERED AT THE SOUTHWEST CORNER OF THOSE LARDES DESCRIBED IN THE OFFICIAL RECORDS VOLUME #542, PAGE 244 OF THE CORPUS OF RECORDS OF CIVIL COUNTY, PLANNED RESERVE TRACT #177500 EAST ALONG THE UNIVERSITY LINE OF THE AFORESAIDED LANDS, A DISTANCE OF 1/4 INCH FEET TO THE POINT OF BEGINNING, THENCE NORTH 44°45'59" WEST, DEPARTING THE SAID WEST LINE, A DISTANCE OF 3.93 FEET, THENCE NORTH 00°00'00" EAST, A DISTANCE OF 16.00 FEET, THENCE SOUTH 44°43'39" EAST, A DISTANCE OF 6.05 FEET TO A POINT SITUATED ON THE SAID WESTERS LINE, THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 16.00 FEET, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

THIS LANDS CONTAIN 86.2 SQUARE FEET MORE OR LESS

PARCEL 'C'

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN THE OFFICIAL RECORDS VOLUME 4542, PAGE 344 OF THE LANDS AND MINORS OF DUVAL COUNTY, FLORIDA, THENCE NORTH 07°17'50" EAST ALONG THE WESTERLY LINE OF THE ABOVE-RENTED LANDS, A DISTANCE OF 102.2 FEET TO THE POINT OF BEGINNING, THENCE NORTH 04°53'53" WEST, DEPARTING THE SAID WEST LINE, A DISTANCE OF 4.04 FEET, THENCE NORTH 00°27'07" EAST, A DISTANCE OF 7.50 FEET, THENCE SOUTH 03°49'07" EAST, A DISTANCE OF 6.0 FEET TO A POINT SITUATED ON THE SAID WESTERLY LINE, THENCE NORTH 07°52'50" EAST, A DISTANCE OF 150.0 FEET, THENCE SOUTH 07°52'50" EAST, A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING.

THIS LANDS CONTAIN 45.2 SQUARE FEET, MORE OR LESS

PARCEL D:

WORKSITE AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN THE OFFICIAL RECORDS VOLUME 4542, PAGE 249 OF THE CURRENT PUBLIC RECORDS OF DEAL COUNTY, FLORIDA, THENCE NORTH 00°15'00" EAST ALONG THE NORTHERLY LINE OF THE AFORESAIDED LANDS, A DISTANCE OF 20.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°14'10" WEST DEPARTING THE SAID NORTHERLY LINE, A DISTANCE OF 0.75 FEET; THENCE NORTH 43°25'56" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 43°25'56" WEST, A DISTANCE OF 10.00 FEET TO A POINT SITUATED ON THE SAID NORTHERLY LINE; THENCE SOUTH 00°17'50" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

545 LAMPS / CONTAIN 60.4 SQUARE FEET. HERE ON LAMP

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 84°46'03" H	8.09
L2	N 00°42'04" E	5.00
L3	S 84°46'03" H	8.09
L4	S 00°42'04" E	5.00
L5	N 84°46'03" H	5.58
L6	N 00°40'54" E	8.02
L7	S 84°46'03" E	6.01
L8	S 00°41'50" H	16.02
L9	S 84°46'03" H	6.01
L10	S 00°40'54" E	1.50
L11	S 84°46'03" H	6.01
L12	S 00°41'50" H	1.50
L13	N 84°47'04" H	0.75
L14	N 00°42'04" E	50.86
L15	S 84°46'03" H	0.67
L16	S 00°41'50" E	10.07

ASPH = ASPHALT PAVEMENT
C.F.P. = CONCRETE POWER POLE
MHO = MONITORING HOLE
O.V.L. = OVERHEAD LINES
R/R = RIGHT-OF-WAY
VET = VEHICLE EXTRACTION HILL
W.M. = WATER METER
W.P.P. = WOOD POWER POLE
IR. = IRON ROD
I.P. = IRON PIPE
PG. = PAGES
R/W = RIGHT-OF-WAY
R/R = RAILROAD
G.C. = CENTERLINE
O.R.V. = OFFICIAL RECORDS VOLUME
D.B. = DEED BOOK

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HOLLAND BASSETT
H&B
SURVEYORS, INC.

7601 ALTON AVENUE JACKSONVILLE, FLORIDA 32211 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6789		TEL: (904) 808-9646 FAX: (904) 808-9647 FL REGISTRATION NO. 4242 CHARLES R. BASSETT, JR. FL REGISTRATION NO. 4541		SHEET 1 OF 1 DRAWING NO. DB166003	
PARTY CHIEF, L&M	COMPUTED BY, RPN	CAD TECH, R25	CAD FILE, DB166003	DC FILE, R196	FB, N/A P.O., N/A

