

FOR SALE OR LEASE

# 2108 WALNUT STREET

JACKSONVILLE, FLORIDA 32206

INDUSTRIAL WAREHOUSE BUILDING



## PROPERTY FEATURES

- + ±20,560 square foot building
- + ±0.63 acres
- + Zoned: IL (Industrial Light)
- + Excellent access to I-95
- + Centrally located in the City of Jacksonville
- + **Lease Rate: \$3.10/SF NNN**
- + **Sale Price: \$616,800**



[www.2108walnutstreet.com](http://www.2108walnutstreet.com)

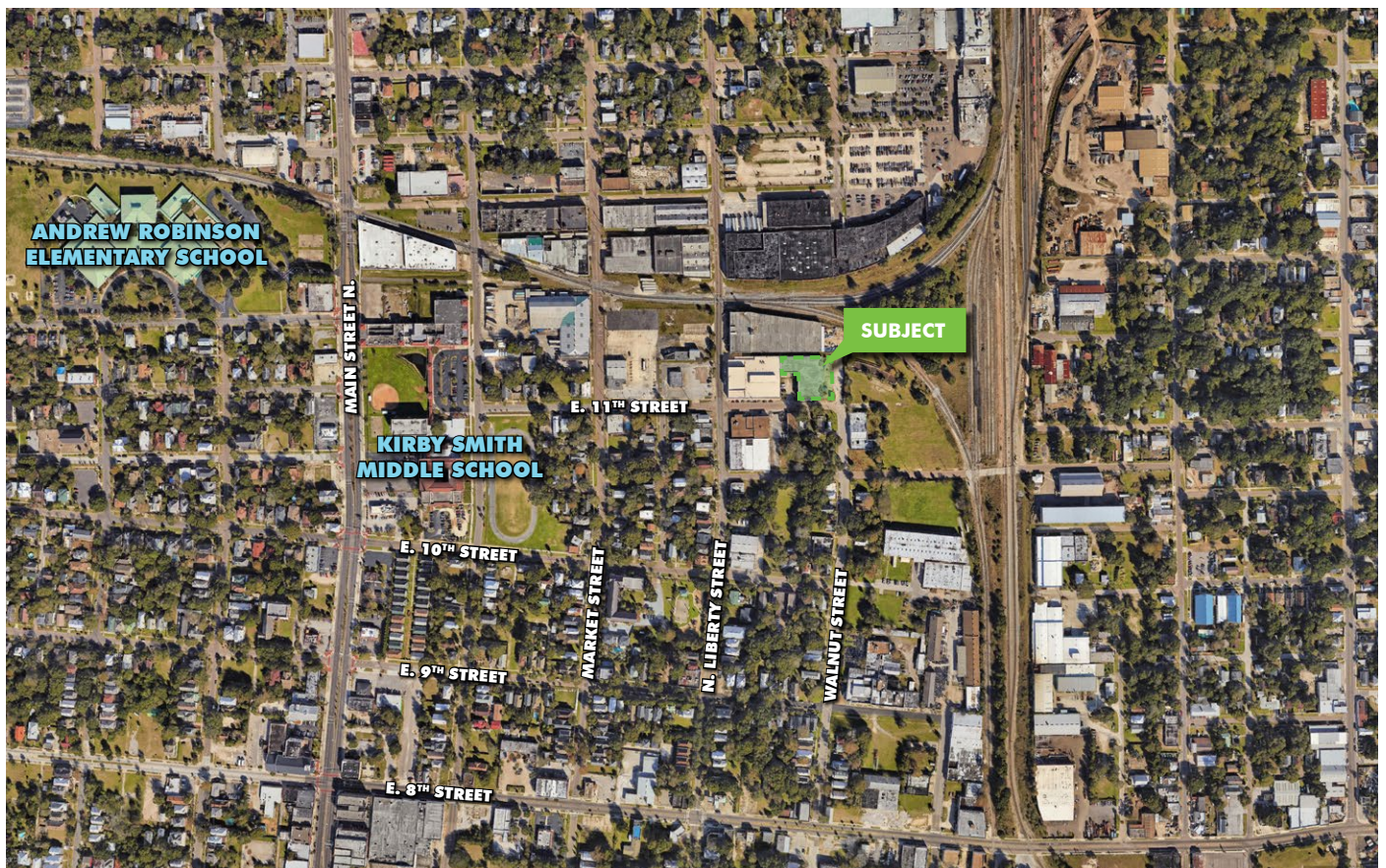
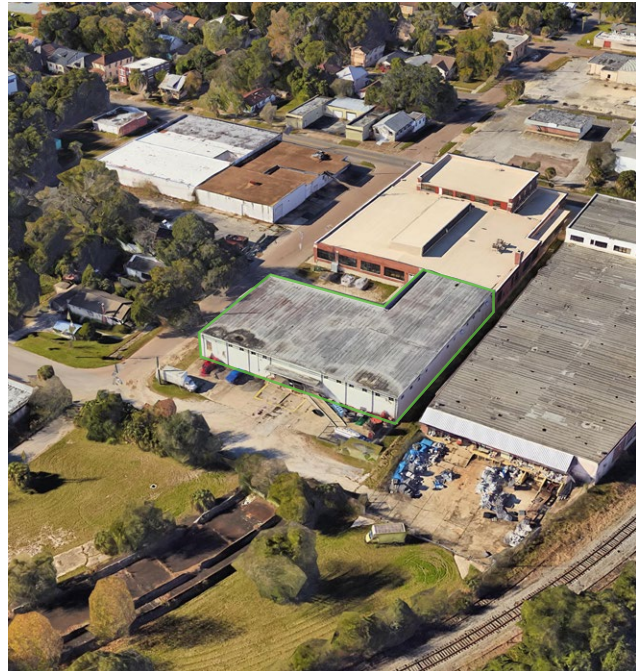
**CBRE**

# FOR SALE OR LEASE ±20,560 SF



## PROPERTY FEATURES

<b>Total Size:</b>	±20,560 SF Freestanding Warehouse
<b>Office Size:</b>	±250 SF
<b>Land Size:</b>	±0.63 Acres
<b>Zoning:</b>	Industrial Light (IL)
<b>Date Built:</b>	1951
<b>Clear Height:</b>	16'
<b>Column Spacing:</b>	20' x 24'
<b>Loading:</b>	Covered loading dock with 3 loading positions and 2 Dock Level Doors (10' x 10') 1 Concrete Drive-In Ramp
<b>Power:</b>	200 AMP   240 V   3 Phase
<b>Lighting:</b>	T-5 Fluorescent
<b>Construction:</b>	Concrete Block
<b>Fencing:</b>	Perimeter fence around paved storage yard
<b>Parcel RE #:</b>	033104-0000 (Duval County)



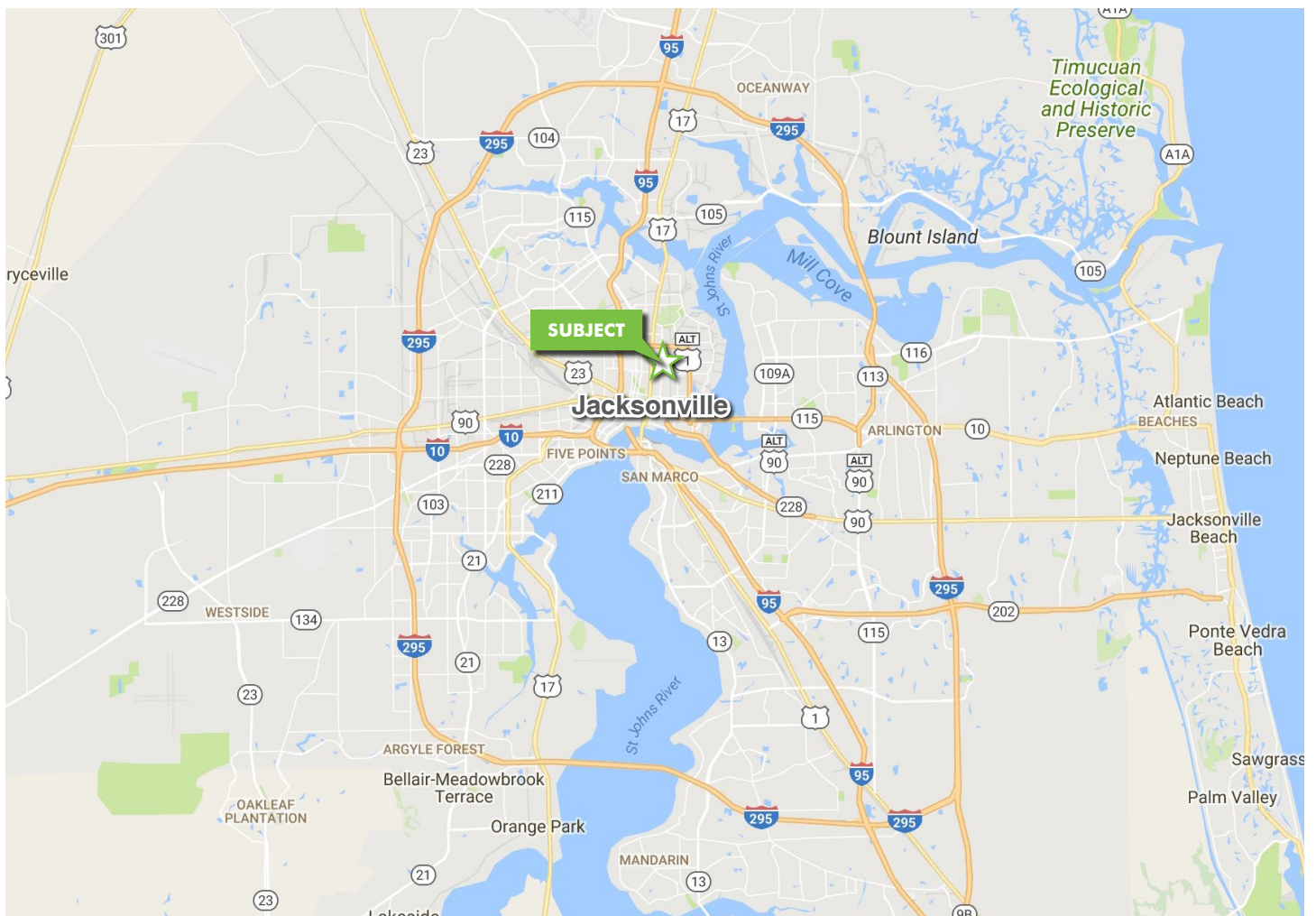
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JACKSONVILLE, FL 32206



PROPERTY PHOTOS



FOR SALE OR LEASE  
**2108 WALNUT STREET**



## CONTACT US

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