



141 Watts Street

Jacksonville, Florida 32204

Property Highlights

- 7,500 SF Total Rental Area with 1200 SF of Office
- Full Renovation Completed November 2018
- 12' Clear Height with 14' Ceilings
- (2) Dock Level Doors (8' x 8') & (1) Concrete Drive-In Ramp (10' x 10')
- 3 Phase, 220-240 Volt, 400 Amp Electric Service
- Fully Fenced Yard
- Light Industrial Zoning

Property Description

Situated in the heart of Jacksonville, FL (close to Riverside, Downtown, Southside and Beaches area) close to main supply routes that double as distribution routes. Excellent access to Jacksonville's international sea-port, international airport, and main East-West (I-10) / North-South (I-95) United States overland transportation routes with immediate access to all domestic and international carriers to include UPS, FEDEX, DHL, US Postal Service, and more.

OFFERING SUMMARY

Available SF	7,500 SF
Lease Rate	\$7.50 SF/yr (NNN)
Lot Size	0.29 Acres
Zoning	Light Industrial
Building Size	7,500 SF
Year Built/Renovated	1960 / 2018
Clear Height	12' w/14' Ceilings
Power	3 Phase, 220-240 Volt, 400 Amp
Docks	2 - Dock High 1 - Drive-In Ramp
Amenities	Fenced Yard
Opportunity Zone	Yes

For more information



Christian Harden

O: 904 404 4449
ch@naihallmark.com

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6675 Corporate Center Parkway
Jacksonville, FL 32216
904 363 9002 tel
<https://www.naihallmark.com>



Location Map & Photos



Property Details

PROPERTY ADDRESS:	141 Watts Street Jacksonville, FL 32204
PROPERTY TYPE:	Industrial
APN:	077199-0000
ZONING:	Light Industrial
CROSS STREETS:	Swan Street
LOT SIZE:	0.29 Acres
LOT DIMENSIONS:	81' x 157.5'
TOTAL BUILDING SIZE:	7,500 SF
PROPERTY MIX:	
WAREHOUSE:	6,300 SF - 84%
OFFICE:	1,200 SF - 16%
BUILDING CLASS:	C
YEAR BUILT:	1960
YEAR LAST RENOVATED	2018
CONSTRUCTION TYPE:	Masonry
NUMBER OF STORIES:	Single Story (1)
CEILING HEIGHT:	14'
CLEAR HEIGHT:	12'
POWER:	3 Phase, 220-24- Volt, 400 Amp Electric Service
DOCKS:	(2) Dock Level Doors (8'x8') (1) Drive-In Ramp (10'x10')
PARKING:	15 or 1.87 per 1,000 SF



Additional Photos

