

FOR SALE +/- 6,600 SQ. FT. SHOWROOM-OFFICE-WAREHOUSE CONDO

Near Phillips Hwy & Butler Bv: 8200 Cypress Plaza Drive, Units 411 & 412 Jacksonville, FL 32207



Michael J. Canella
CanellaCommercial.Com
904-382-3274



New Construction!!

IMPROVEMENTS: End cap, +/- 6,600 sq.ft. showroom, office-warehouse; PLANS FOR: +/- 2,600 sq. ft. office, +/- 1,200 sq. ft. showroom or assembly-production area, +/- 1,600 sq. ft. mezzanine, +/- 1,200 sq. ft. warehouse-storage, climate controlled; 16'-22' ceiling height with 2 G/L doors 10' X 12', sprinklered to code. Access to loading dock platform.

ZONING: IL (Industrial Light) **UTILITIES:** JEA city water & sewer; 3 phase electrical service.

CONDITION/USE: NEW CONSTRUCTION, building constructed 2018-2019, as-built interior plans can be easily modified; great space for distribution-sales, medical, r&d, or specialty retail, sales & storage.

PRICE: \$1,125,000.00

INTERIOR PLANS READY, 4-6 MONTHS BUILD OUT



Michael J Canella
Commercial R.E. Broker
Mobile (904) 382-3274
Off (904) 363-1954
michael@canellacommercial.com
www.canellacommercial.com



Phillips Hwy US-1

Butler Blvd

I-95

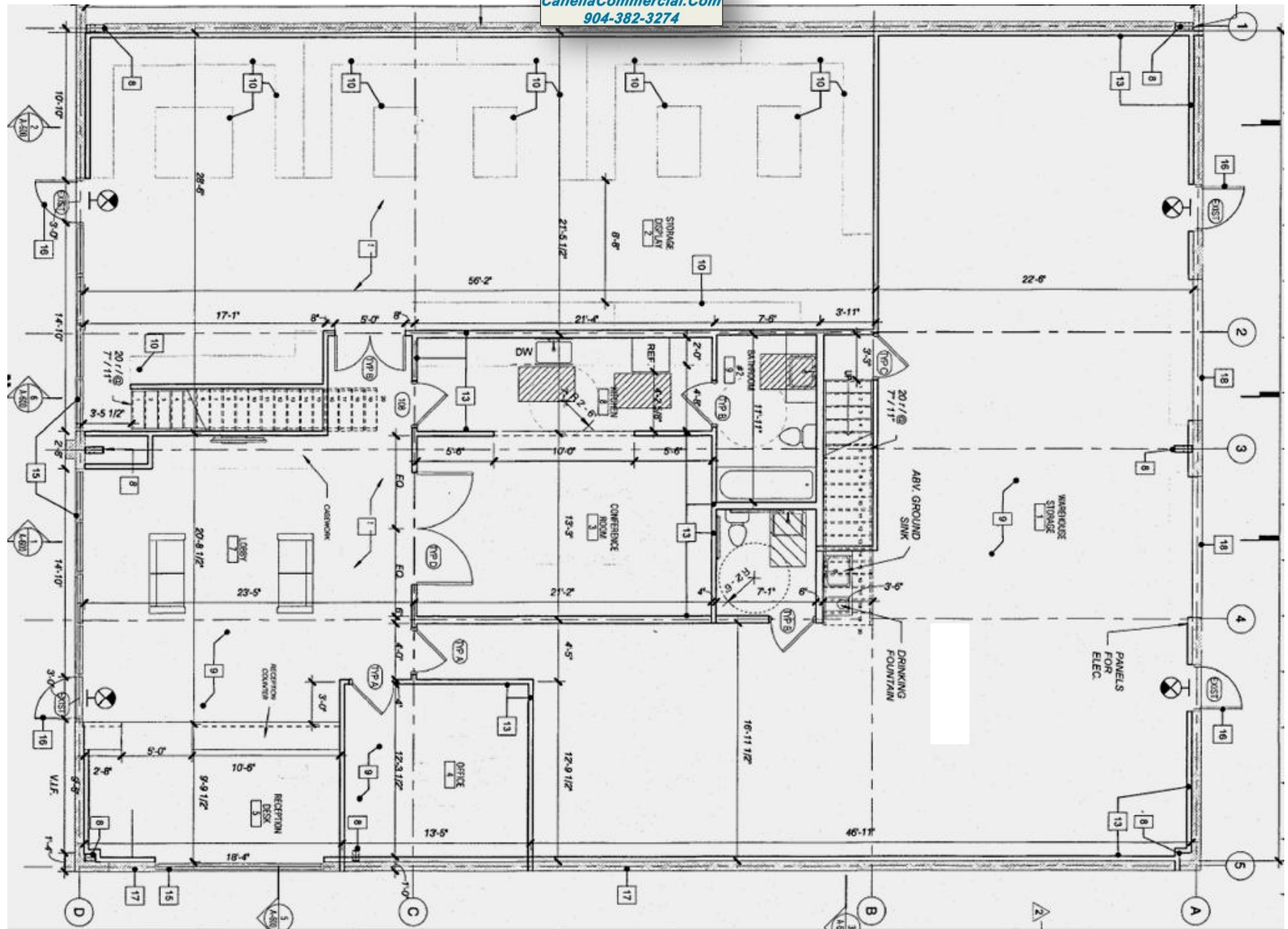
Cypress Plaza Dr



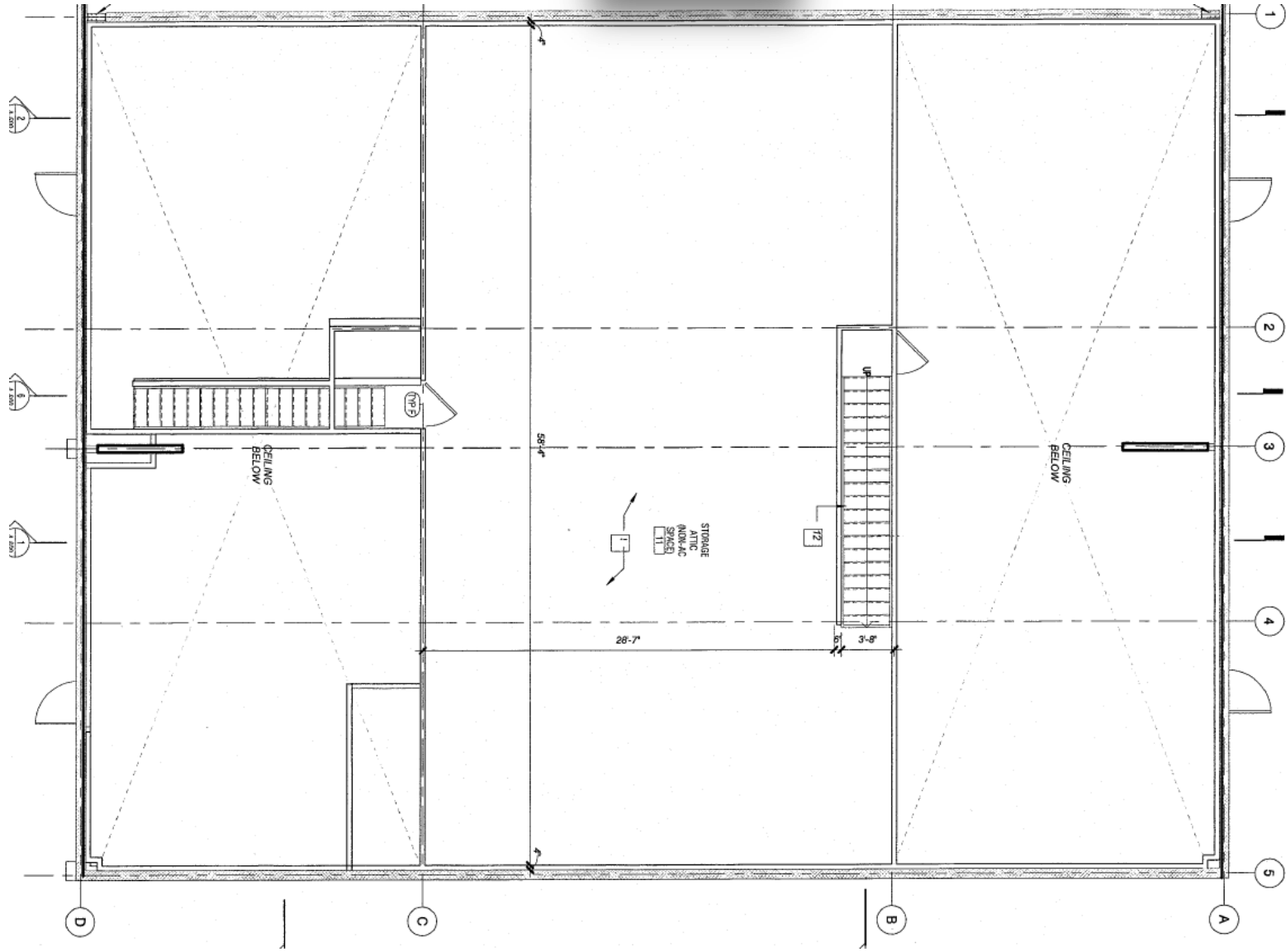


Michael J. Canella
CanellaCommercial.Com
904-382-3274

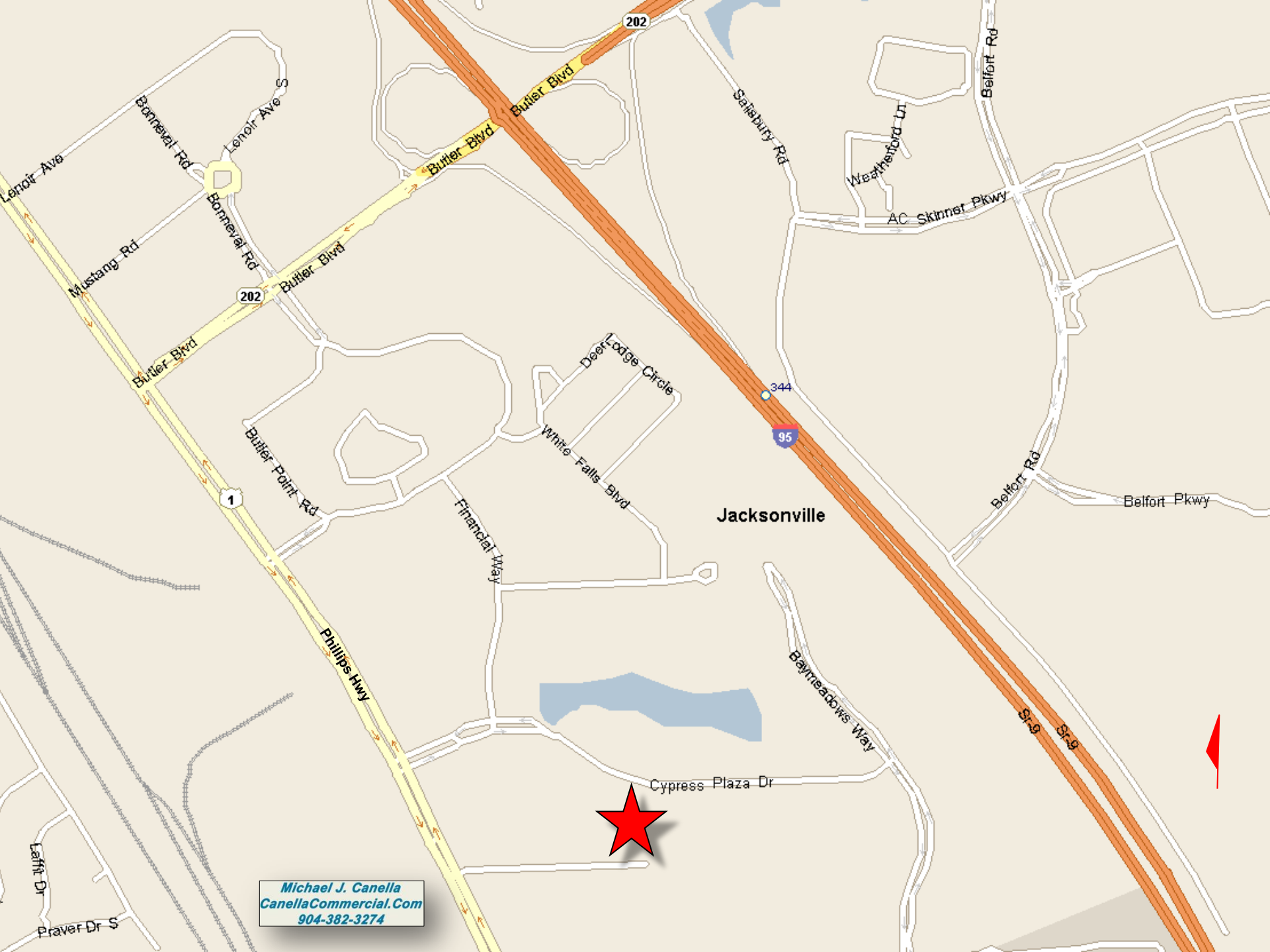




1ST FLOOR - PLANS CAN BE MODIFIED ON *BUILD TO SUIT* BASIS



2ND FLOOR/MEZZANINE - PLANS CAN BE MODIFIED ON *BUILD TO SUIT* BASIS



Michael J. Canella
CanellaCommercial.Com
904-382-3274