

**10330 CHEDOAK CT, UNIT 107
JACKSONVILLE, FL 32218
BUSCH BUSINESS CENTER**

**WAREHOUSE CONDO
FOR SALE**



Unit 107: 2,400 Square Feet

Price: \$192,000 (\$80.00/square foot)

Zoning: IBP (Industrial Business Park)

Association Fees: \$275.00/month

End unit warehouse condo located at the entrance to the Busch Business Center entrance. Unit 107 has an attractive and efficient build out, with a reception area, two private offices, a break area, and an ADA restroom. There is also a shop sink located in the warehouse, immediately outside the office area. A staircase in the warehouse provides access to mezzanine storage above the office area. The unit has insulated exterior walls and ceiling, and the warehouse has a 10' X 12' roll-up door, skylights to provide additional light, and 16' to 22' clear height.

The condominium complex features attractive landscaping, community dock-high loading facilities, trash dumpsters, and electronically controlled security gating. The IBP zoning for the property allows for a wide range of industrial and office uses.

The property is located in close proximity to the Busch Dr. exit on I-95, with easy access to I-295, I-10, the airport, deep water port, Downtown and north Jacksonville and Nassau County areas.

Don DePietto, Broker Associate

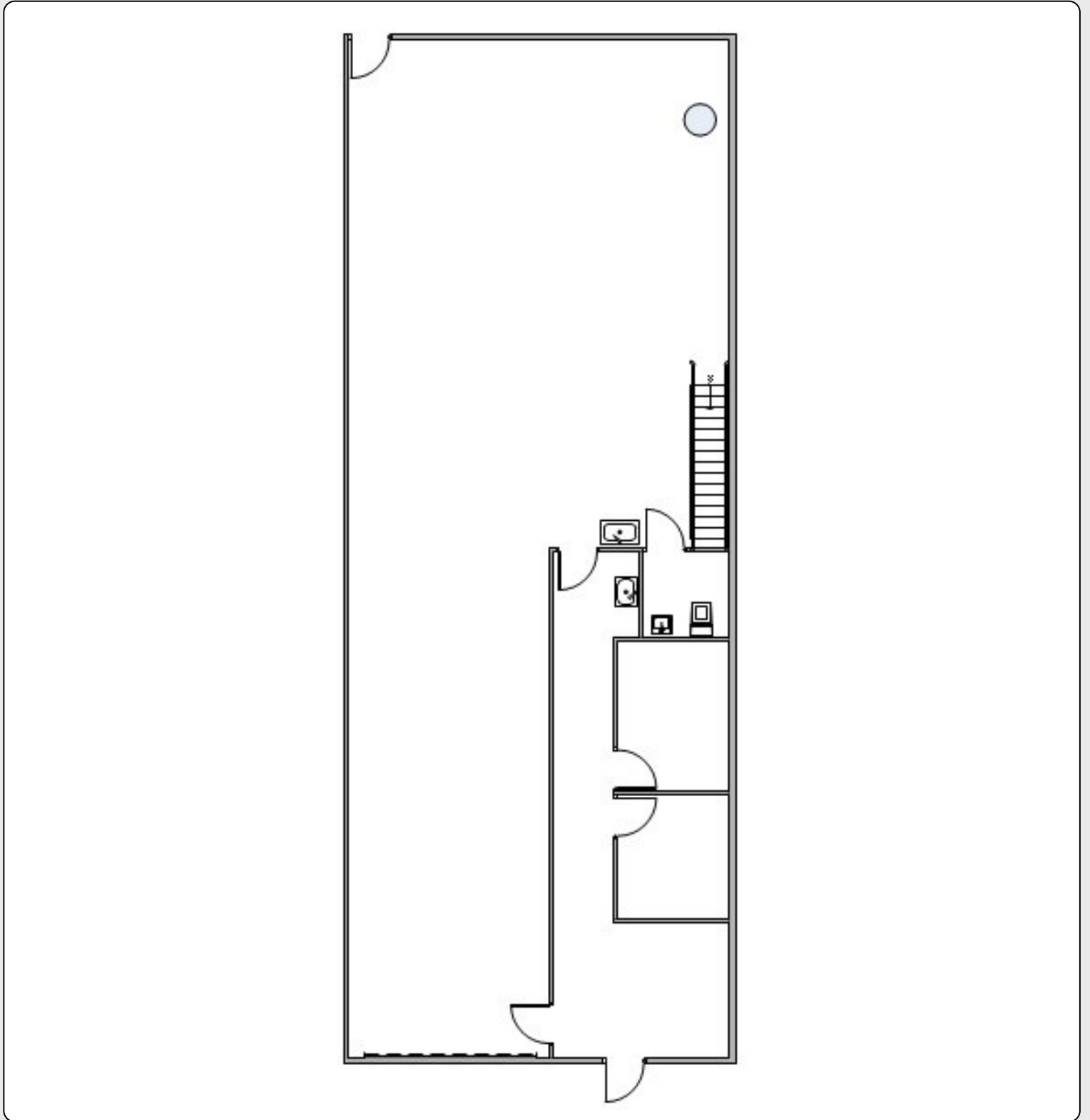
Phone: (904) 610-1720
dondepietto@gmail.com



The information contained herein was obtained from reliable sources and is believed to be accurate. All information presented should be verified. All or part of the property may be withdrawn from the market at any time without notice.

10330 CHEDOAK CT, UNIT 107
JACKSONVILLE, FL 32218
BUSCH BUSINESS CENTER

FLOOR PLAN



Don DePietto, Broker Associate

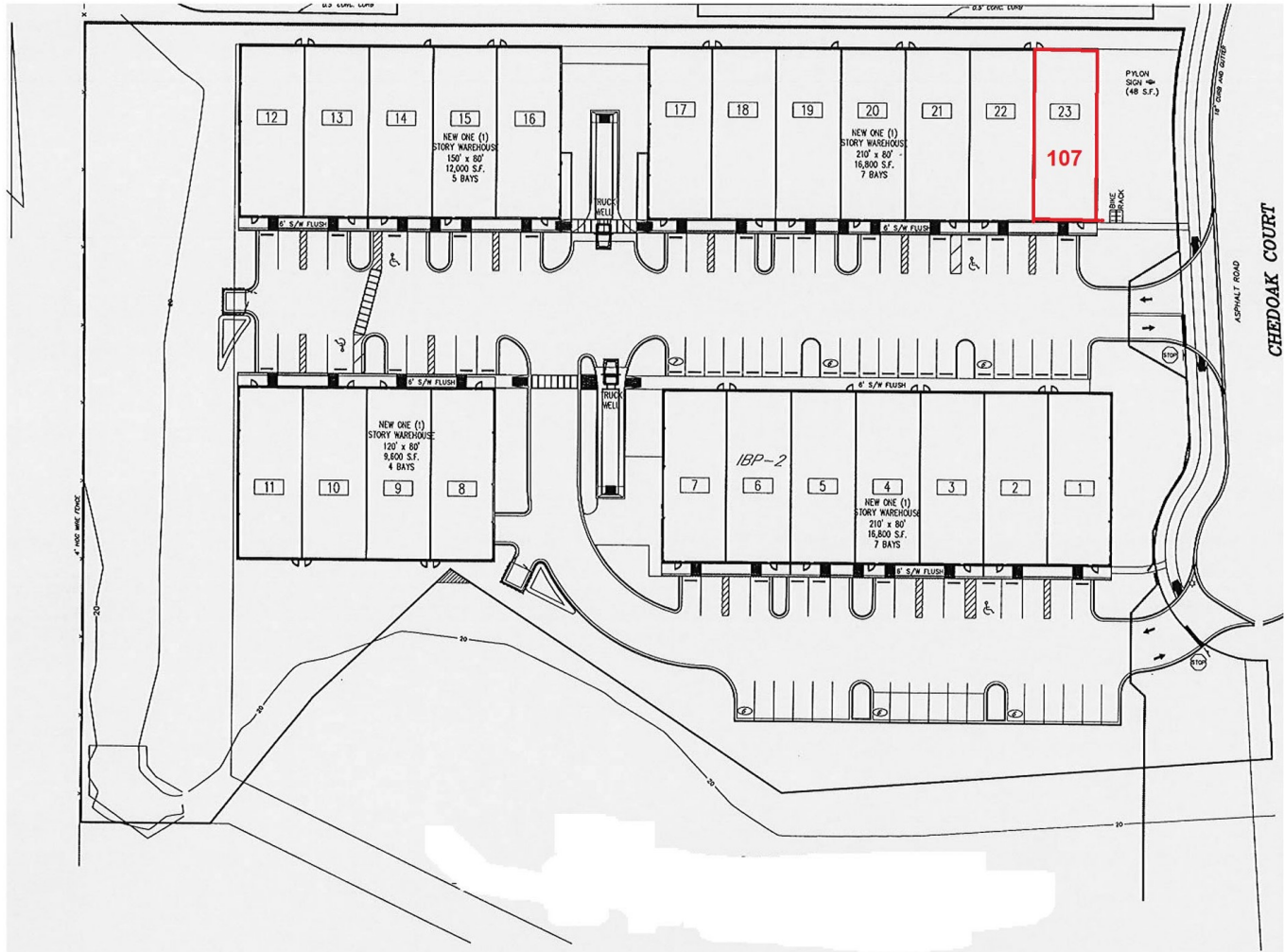
Phone: (904) 610-1720
dondepietto@gmail.com



The information contained herein was obtained from reliable sources and is believed to be accurate. All information presented should be verified. All or part of the property may be withdrawn from the market at any time without notice.

10330 CHEDOAK CT, UNIT 107
JACKSONVILLE, FL 32218
BUSCH BUSINESS CENTER

SITE PLAN



Don DePietto, Broker Associate

Phone: (904) 610-1720

dondepietto@gmail.com



The information contained herein was obtained from reliable sources and is believed to be accurate. All information presented should be verified. All or part of the property may be withdrawn from the market at any time without notice.

10330 CHEDOAK CT, UNIT 107
JACKSONVILLE, FL 32218
BUSCH BUSINESS CENTER

PHOTOS



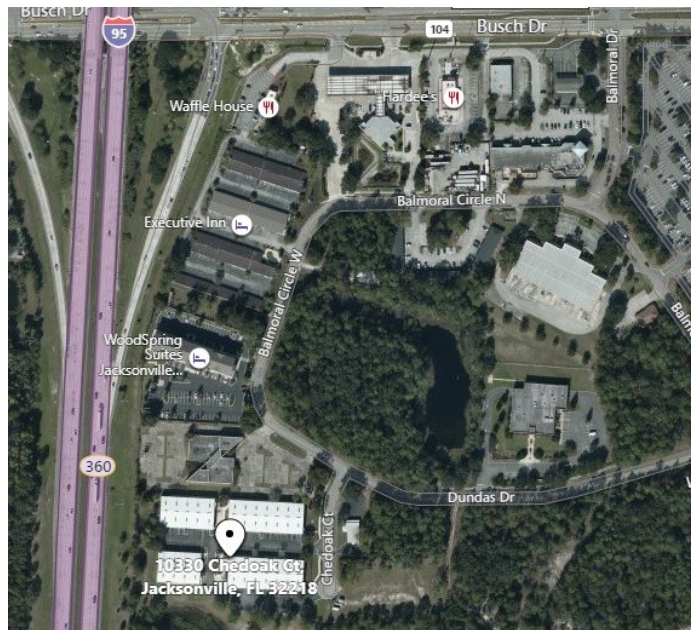
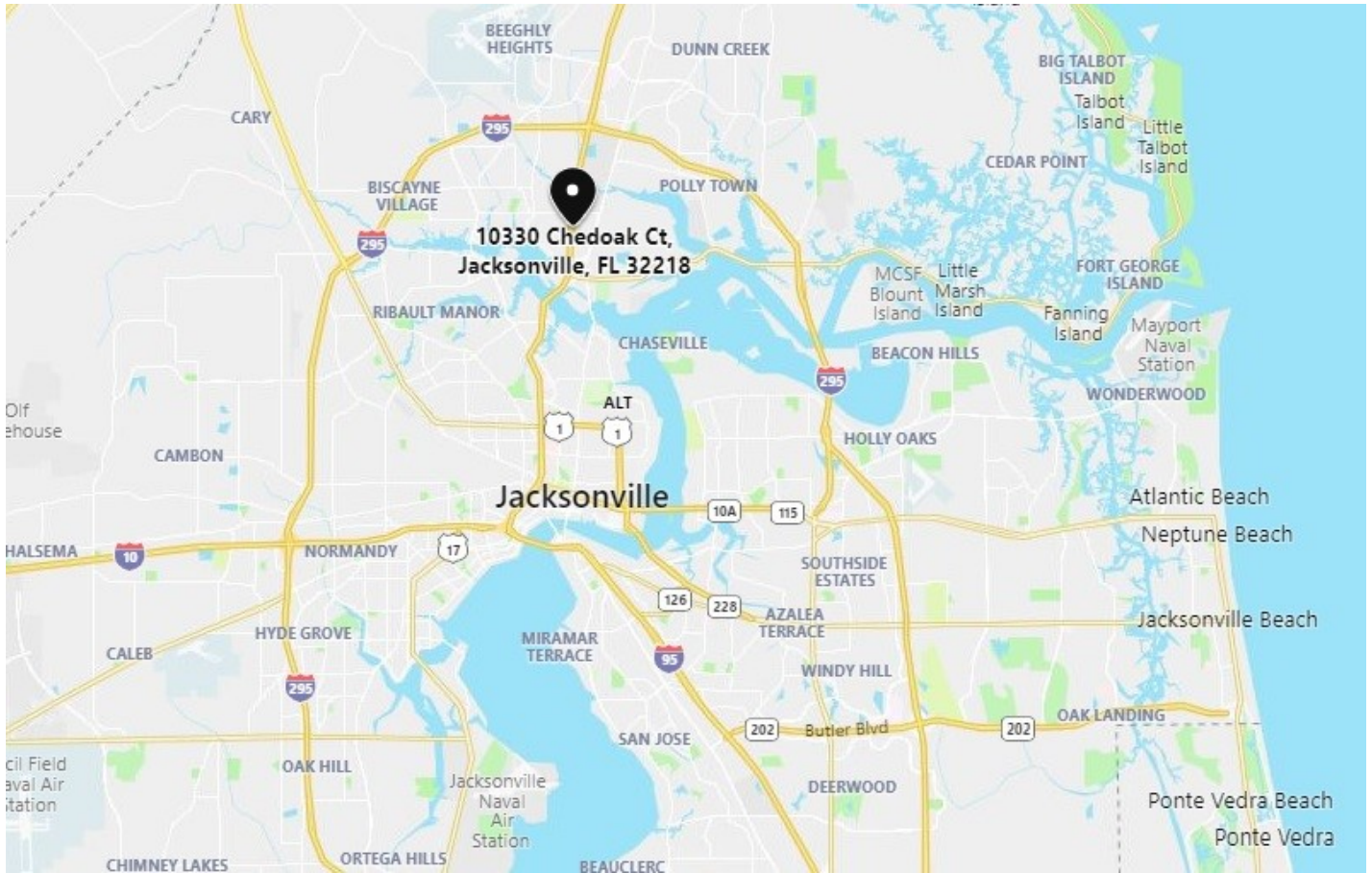
Don DePietto, Broker Associate
Phone: (904) 610-1720
dondepietto@gmail.com



The information contained herein was obtained from reliable sources and is believed to be accurate. All information presented should be verified. All or part of the property may be withdrawn from the market at any time without notice.

**10330 CHEDOAK CT, UNIT 107
JACKSONVILLE, FL 32218
BUSCH BUSINESS CENTER**

LOCATION MAP



Don DePietto, Broker Associate

Phone: (904) 610-1720
dondepietto@gmail.com



The information contained herein was obtained from reliable sources and is believed to be accurate. All information presented should be verified. All or part of the property may be withdrawn from the market at any time without notice.