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8,500± SF Flex Warehouse

For Sale or Lease

2800 Almeda Street | Jacksonville, FL 32209

Bumgarner industrial is pleased to present this 8,500/SF office/warehouse with perimeter fencing and electric gate. The property consists of 1,400/SF of office, that includes a shower stall in the bathroom, 18ft clear height, four (4) 12'x12' roll-up doors, and 3 phase - 400 amp power, and a 1,500/SF, skinned down 6' canopy, which can easily be enclosed. The warehouse contains multiple exhaust fans. The property is .46 acres zoned PUD with Light Industrial land use.

This property is located off of the lighted intersection of North Canal St. and US-1/Martin Luther King Pkwy. The property is also located approximately one (1) mile from New Kings Road and I-95. The property's centralized location and size makes this property perfect for a multitude of users.

Asking Price:

\$379,000

Lease Rate:

Negotiable



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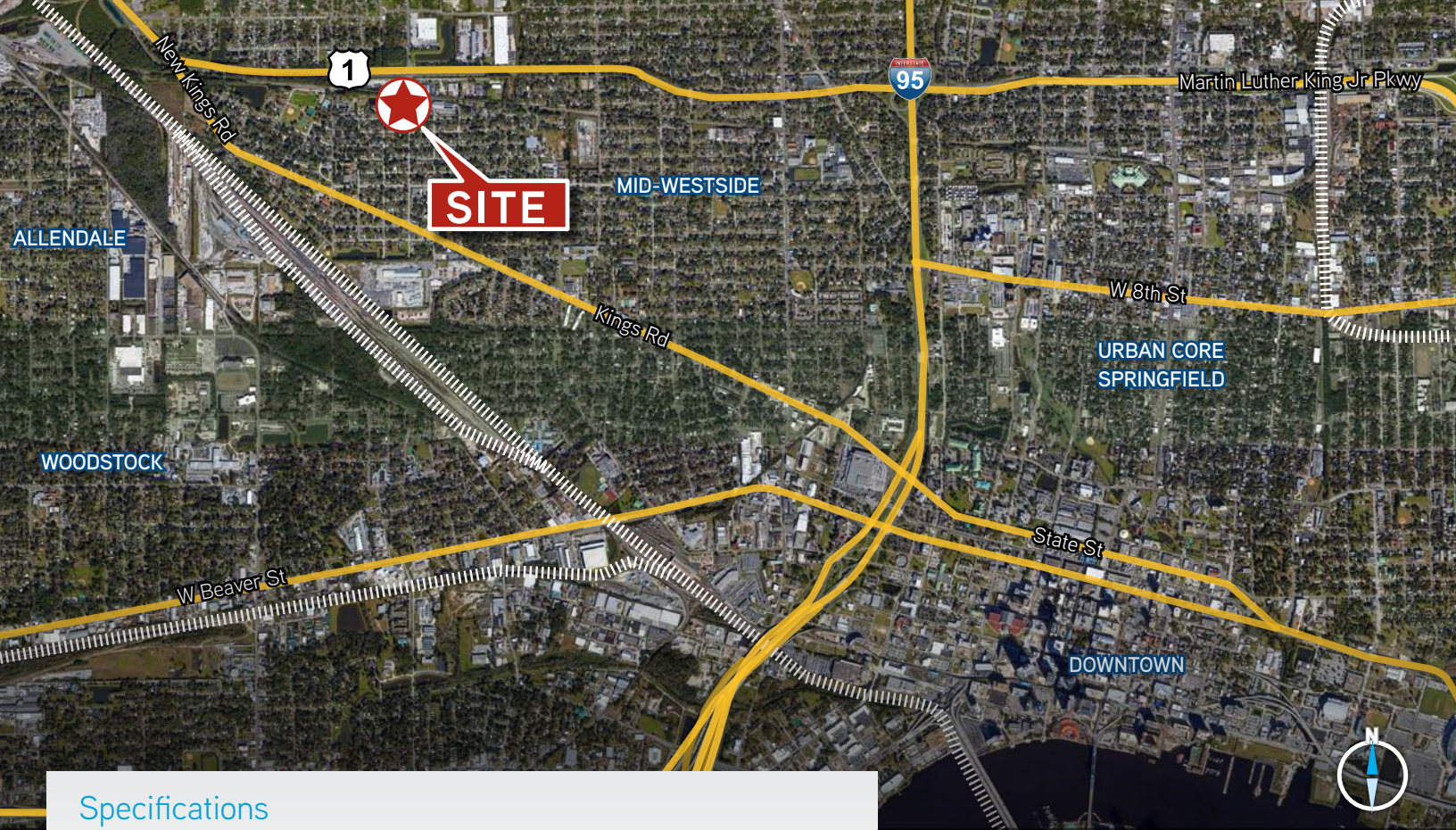
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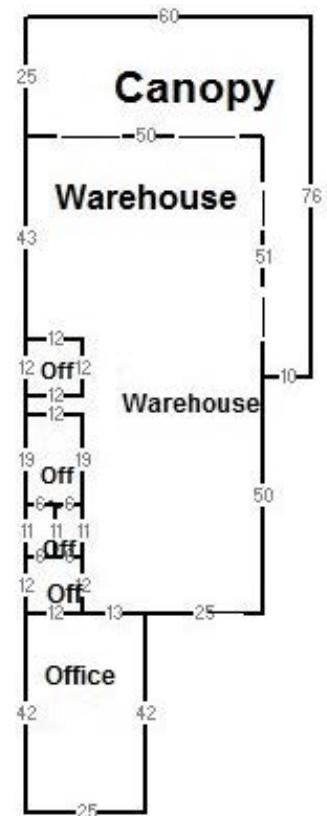
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Specifications

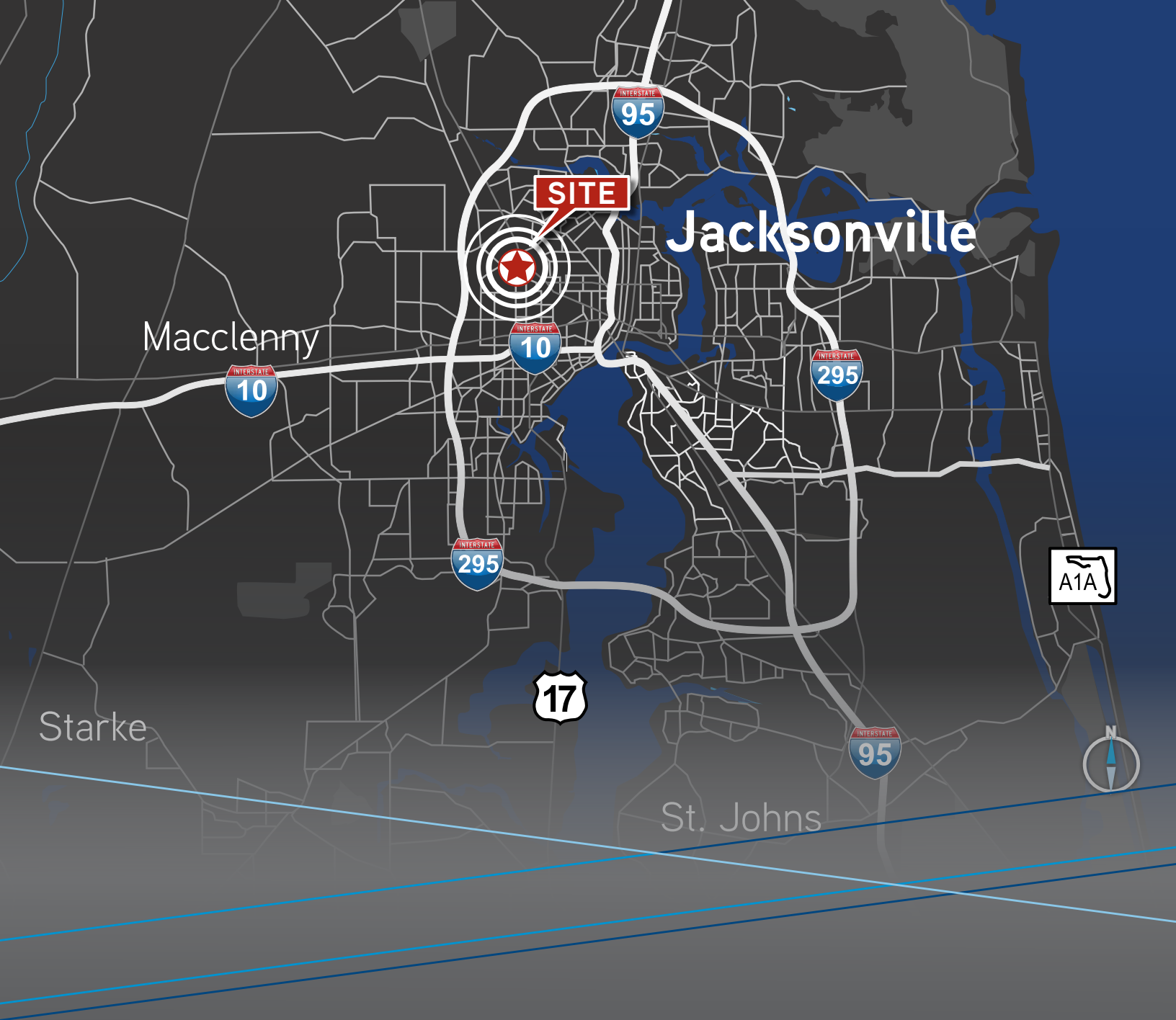
Address	2800 Alameda St
City, State, Zip	Jacksonville, FL 32209
Zoning	Industrial Light (IL)
Year Built	2001
Available Size	8,500± SF
Lot Size	0.46± AC
Power	400 amp, 3 phase
Drive-In Doors	Four 12' x 12' overhead roll-up doors
Fencing	Parameter fencing with electric gate
Clear Height	18'

Floor Plan



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