



LOCATION: 3008 – 3022 Edgewood Avenue; From I-10, Take exit 358 from I -10 West Drive North 3.1 miles to Edgewood Avenue North; South of the intersection of Old Kings Road and Edgewood Avenue.

LOT SIZE: 1.6 Acres **ZONING:** CCG-2 **UTILITIES:** 240 volt 400 Amp 3 phase electric, water, and Sewer Tap Available.

COMMENTS: Excellent for building trade contractors who need a storage yard. Light manufacturing, processing, food processing, packaging or fabricating. wholesaling, warehousing, storage, distributorship business. Formerly used as a hardware store, all units combine and are accessible. 1Truck High loading door. 1 ramp door

LEASE RATE: \$6.00 per sq ft per year (NNN) Any additional necessary Tenant Improvements will be amortized into the Lease Rate.

SALE PRICE: \$600,000.00

CONTACT: Dean R. Gilliland (904) 635-4481

**EXPANSION
COMMERCIAL**

