

FOR SALE RETAIL WAREHOUSE

8,520 +/- Sq Ft on 1 +/- Acre



LOCATION: 1299 Beaver Street at the Intersection of Myrtle and Beaver Streets.

AVAILABLE SPACE: 11,441 +/- Total Sq Ft; 8,520 +/- Sq Ft base ; 1,780 +/- Sq Ft Office; 3,041 +/- Sq Ft Mezzanine

COLUMN SPACING: 60' x 142' Clear Span; . **DOORS:** 3 Grade Level Drive In Doors . **CEILING HEIGHT:** 18' Clear

UTILITIES: JEA Water, Sewer, 300 Amp 3 Phase Electric Power; **ZONING:** Industrial Light, **LOT SIZE;** 1 +/- Acres

TRAFFIC COUNTS: 17400 cars per day Annual Average. **BENEFITS:** Zoning Allows for wholesaling, warehousing, storage or distribution, light manufacturing, processing, printing, publishing, auto and equipment service, transportation terminals, recycling facility, retail sales of machinery farm equipment, and building materials. Ask the listing broker for additional details,

SALES PRICE: \$550,000.00

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