

FOR SALE

**6899 Phillips Industrial Blvd.
Jacksonville, FL 32256**



1st Floor: 4,000 sq. ft. Office/showroom & 6,000 sq. ft. warehouse with shipping/receiving office
2nd Floor: 2,000 sq. ft. Office and 2,000 sq. ft. unfinished storage
Rear Canopy: 2,000 sq. ft.

- +/- 17,960 sq. ft. office/showroom/warehouse (approx. 6,000 office/showroom & 8,000 warehouse)
- Located in Phillips Industrial Park w/close proximity to Phillips Hwy./I-95/9A/I-295/and Greenland Rd.
- Precast panel construction • 22' Clear
- 800 Amp Service • Haskell Built
- Overhead Crane
- Built 1992 • Zoned IL • 2.11 acres
- Three (3) 12'x14" overhead doors (grade level) in front w/loading platform • One (1) 12'x14' overhead doors (grade level) in rear
- Owner will sell and vacate premises or remain as a tenant and provide an investor a 10% CAP rate based on long term lease
- For Sale: \$1,300,000.00, i.e. \$72.38 p.s.f.

*For more Information or
Appointment Contact:*

Duke Addison, Ext. 212



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