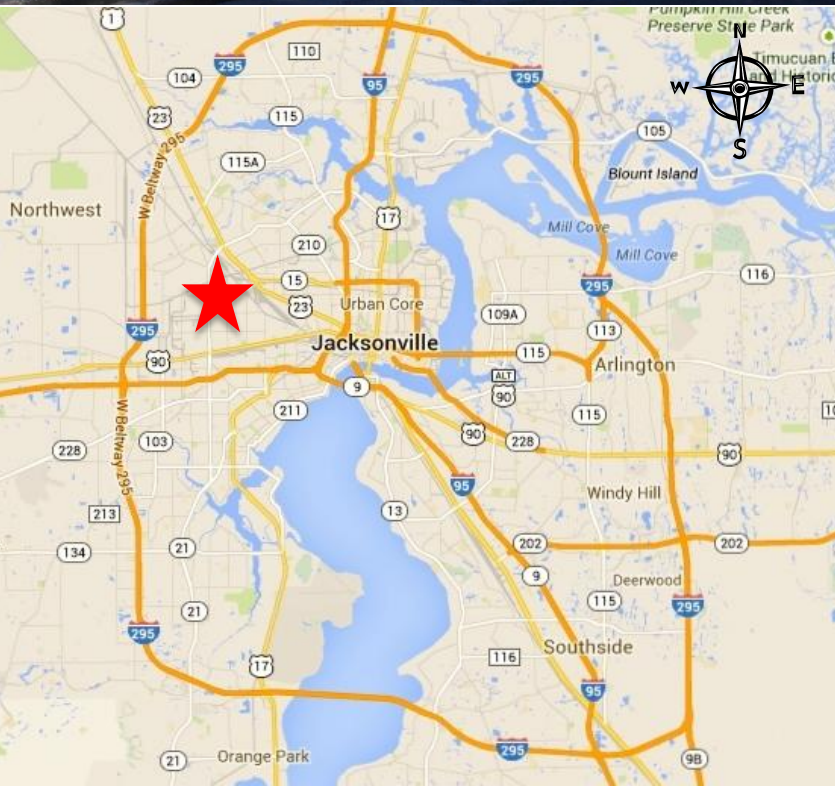


Bright Ave Distribution Center

3722 Bright Ave, Jacksonville FL 32254

Lease Rate: \$1.20 SF/NNN



Property Features

- Gross Building Size: 60,454/SF
- Approximately 3,540/SF of office
- Southern
- Lot size 3.07 acres
- Active Rail Spur- Norfolk
- New Electric & Roof
- Second Floor Remodeled – Includes kitchen, bathroom, living space.
- Clear height 20'
- Close proximity to I-10, I-295, & I-95

Contact:

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Prime Realty
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Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

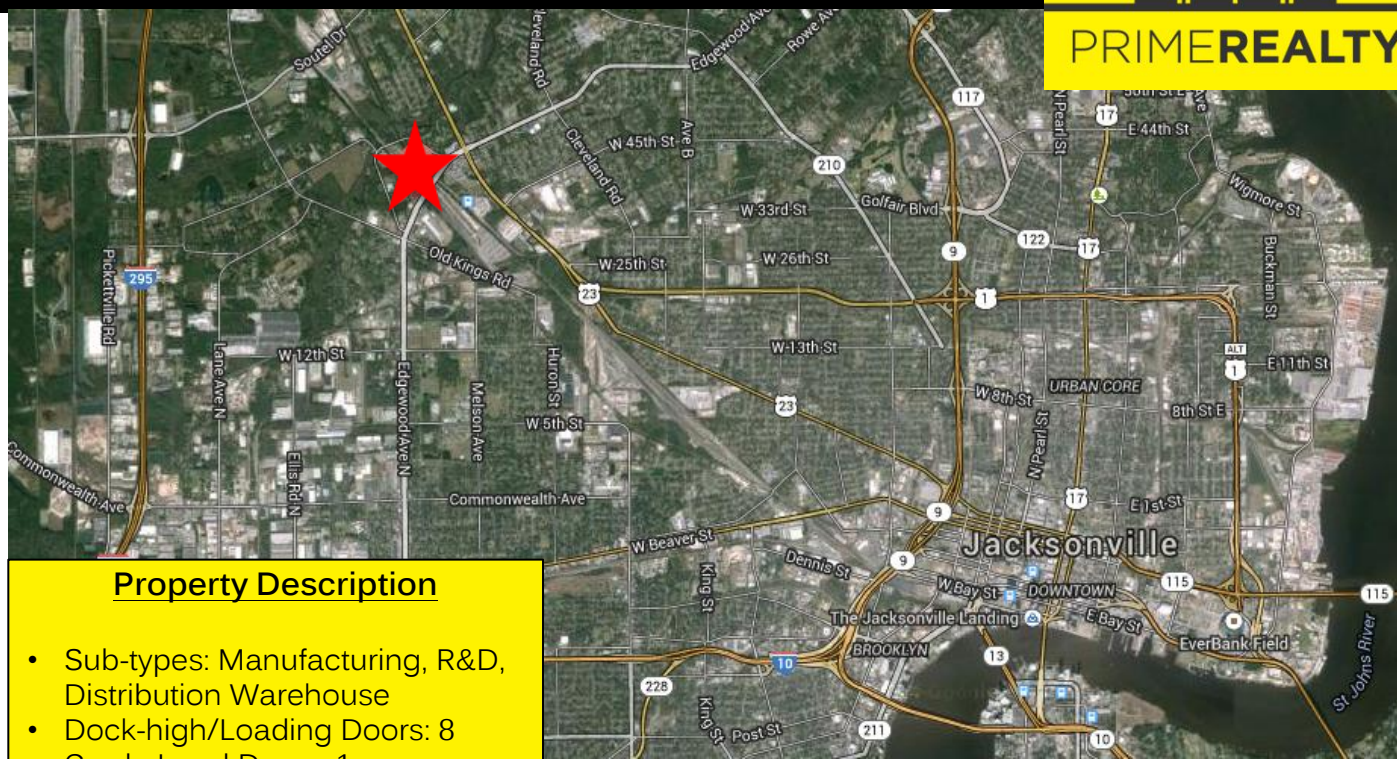
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PRIMEREALTY



Property Description

- Sub-types: Manufacturing, R&D, Distribution Warehouse
- Dock-high/Loading Doors: 8
- Grade Level Doors: 1
- Street exposure from Edgewood Ave
- Three-phase power- 600 Amp
- Ample parking
- 3.07 Acres zoned IL
- All new electrical wiring and panels

Location Description

Located near New Kings Rd, off Edgewood Ave and close proximity to all major highways.



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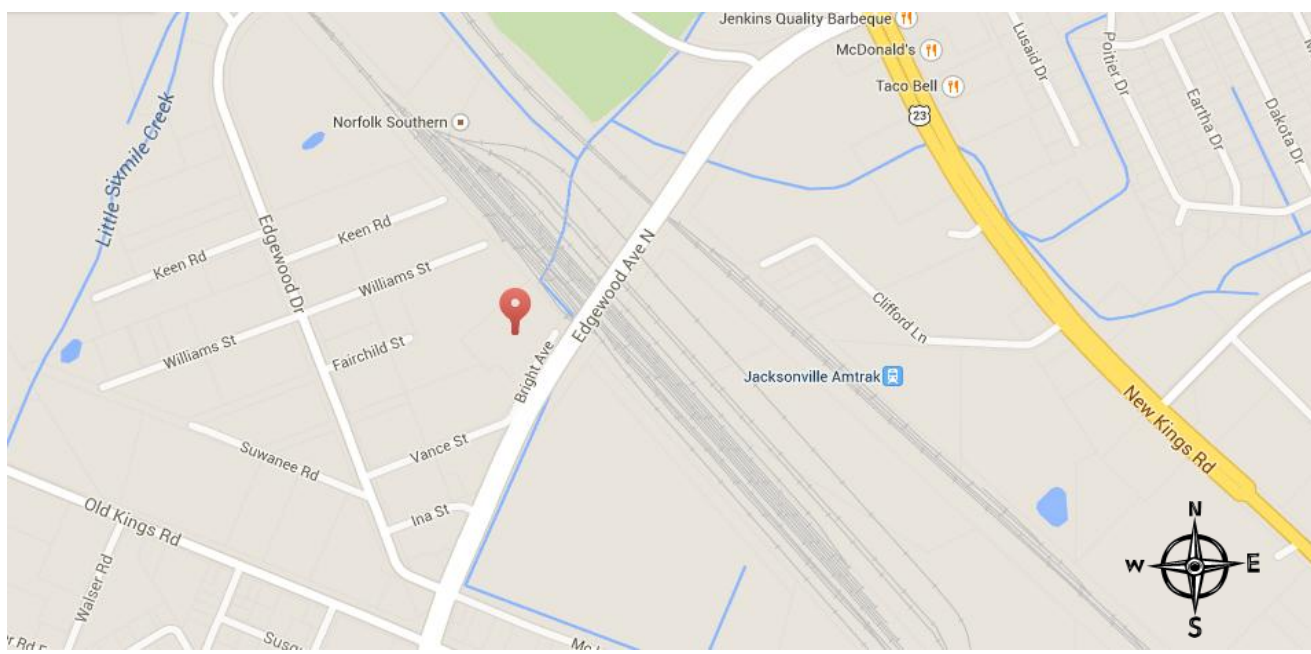
Bright Ave Distribution Center

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Street & Plat Map



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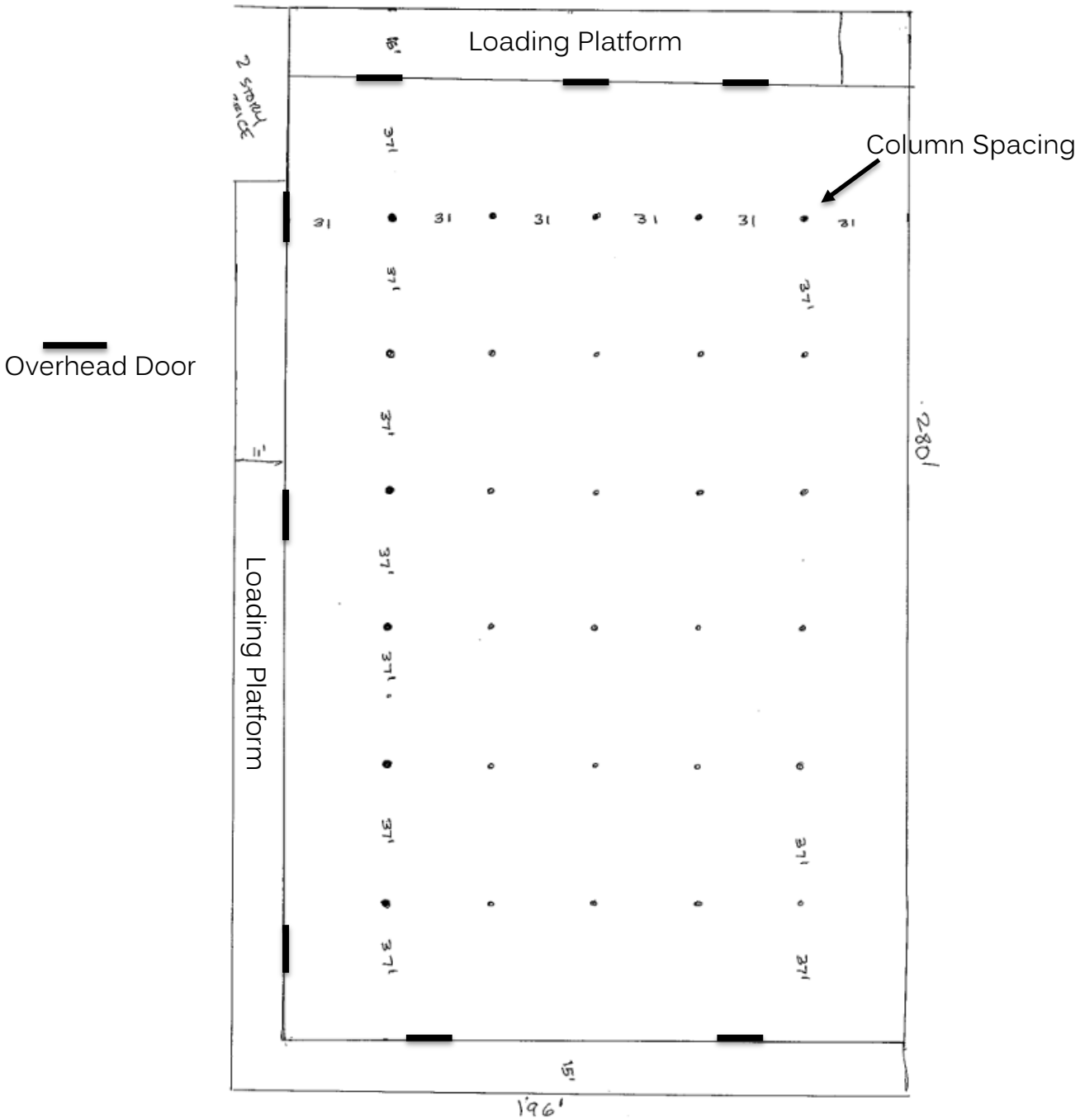
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Warehouse Floor-Plan



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Bright Ave Distribution Center

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PRIMEREALTY

3722 Bright Ave, Jacksonville, FL 32254

Parcel #: 083971-0100
County: Duval
Market: Industrial
Sub Market: Manufacturing
Zoning: Light Industrial
Lot Size: 3.07 Acres
Total Building SF: 60,454 SF
Warehouse SF: 48,548 SF
Covered Loading: 6,745 SF
Office SF: 3,540 SF (two story)



Building

Primary Use: Manufacturing
Secondary Use: Distribution
Year Built: 1959
Buildings: 1
Construction: Concrete block
Roof: Torch-down re-roof
Clear Height: 20'
Column Span: 32' x 37'
Rail: Active-Norfolk Southern

Utilities

Water: City
Sewer: Septic
Electric: Three-phase, 400 Amp, 208V
Natural Gas: Yes

Loading & Doors

Grade/Ramp : 1 ramp
Dock Doors: 8 Dock doors
Entry Doors: 4

Listing Details

Lease Rate: \$1.20 per SF/Year, NNN

Contact Information

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