

Industrial Opportunities

Northside Industrial Buildings For Sale or Lease

Jax Port Industrial Park, Alta Road



- Quick Access to 9-A, I-295, I-95
- Spec Buildings and Design Build Opportunities for up to 10 freestanding 10,000-14,000 SF Buildings on 1+/- Acre Parcels
- Fee Simple Ownership
- Zoned IH; 24 Ceiling Height; 10% Office Buildout
- Delivery 1st Quarter 2007
- Sale Price: \$115.00/SF
- **Contact: Robert W. Selton, III or Bart Hinson**

71,588 SF Downtown Distribution Space Industrial Cold Storage For Sale or Lease

1505 Dennis Street



- Freezer and Cold Storage Distribution Facility with Tractor Trailer Storage Yard
- Ceiling Height: 20-32 FT; 21 Dock Doors; Zoning IL
- Lease Rate: \$29,800/Month NNN (3 yr. Min)
- Sale Price: \$4,500,000
- **Contact: Hobart Joost, Jr. or John Lining**

Southside Warehouse For Sale

9624 Sunbeam Center, South of Sunbeam Road



- 9,000 +/- SF Warehouse; 3,000 +/- Office
- Air-conditioned Warehouse
- Office Finish Class "A"; 5,000 SF Expansion Possible
- Sale Price: \$1,350,000
- **Contact: John Lining**

127,113± SF Manufacturing/Warehouse For Sale

2908-2910 W. Beaver Street



- Convenient to I-10, I-95, I-295 and Jax Port
- 116,666 SF - Manufacturing/Warehouse
- 10,447 SF - Office
- 5.11 Acres - Land Size; Zoned IL
- Dock High Loading; Wet sprinklered
- Can be Subdivided
- Sale Price: REDUCED TO: \$2,500,000
- **Contact: Glenn Palmer or Bart Hinson**

Downtown Warehouse For Sale

3101 Talleyrand Avenue



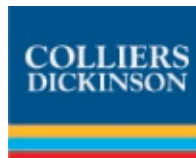
- 68,000 SF; 12 +/- Acres
- Next to Jax Port
- Riverfront Property with Dock
- Sale Price: \$5,600,000
- **Contact: Phillip Parsons or Guy Preston**

Palatka Industrial Building For Sale or Lease

Putnam County Business Park, Palatka



- Close to SR 17; Minutes from I-95
- 51,200 SF and Will Finish to Suit
- 12,800 SF Bays
- Lease Rate: \$5.00/SF NNN
- Will Consider Selling to User
- **Contact: Hobart Joost, Jr.**



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