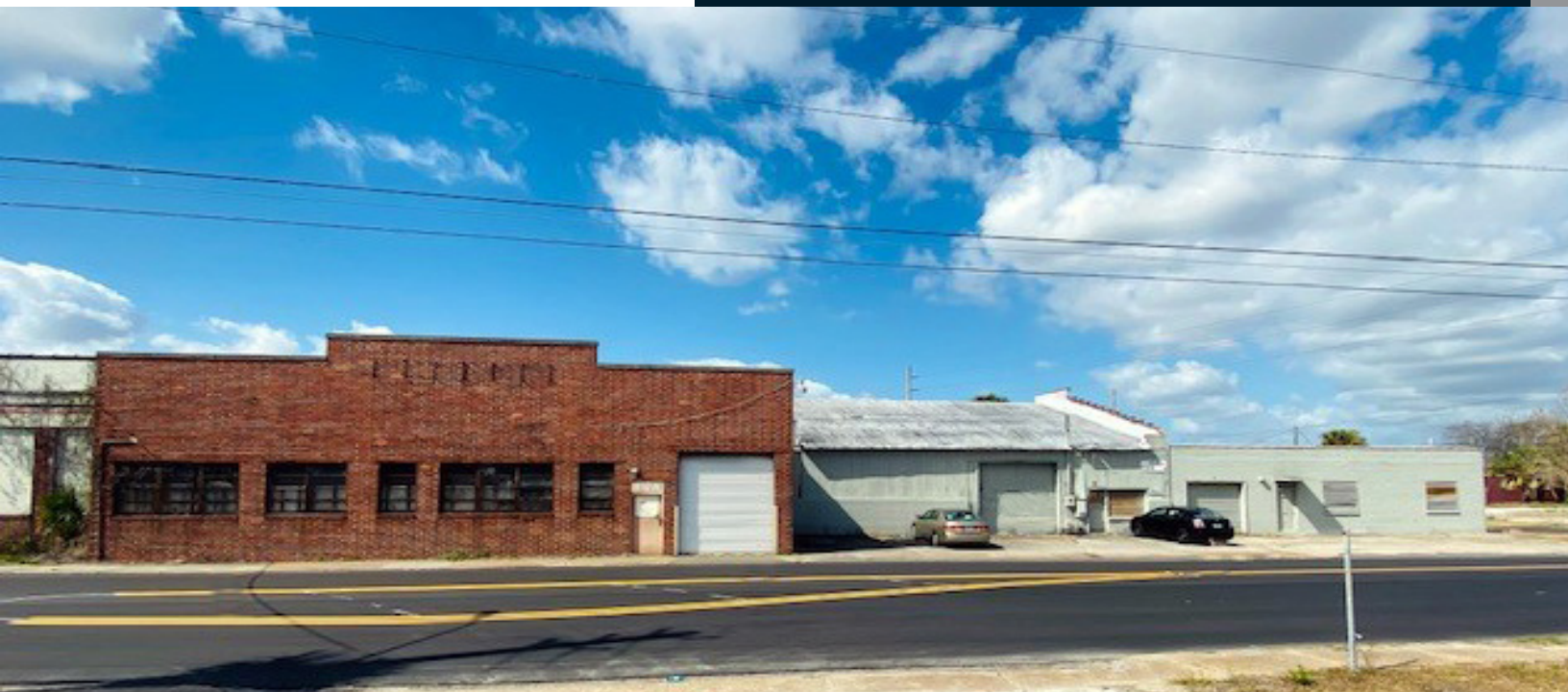




Bishop Beale Duncan
COMMERCIAL REAL ESTATE

410-426 Myrtle Ave N.
Jacksonville, FL 32207

OWNER/USER INDUSTRIAL WAREHOUSE OPPORTUNITY



FOR SALE

- + **Sale Price:** \$825,000
- + **Total Bldg Size:** 16,191 SF
 - + 410 Myrtle: 7,800 SF
 - + 426 Myrtle: 8,391 SF
- + **Total Lot Size:** 46,508 SF
- + **Zoning:** IL (Light Industrial)
- + **Total Taxes:** \$3,309/yr



Highlights

- In demand Industrial Warehouse Available
- Centrally located, minutes from Downtown Jacksonville
- Barrel Roof on 410 Myrtle
- 3-Phase/240V Power
- (4) Drive-In Overhead Doors
- (2) Docks
- Year Built: 1947

KYLE VANCAMP

Associate
(904) 604.8189
Kvancamp@BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



BISHOP BEALE DUNCAN

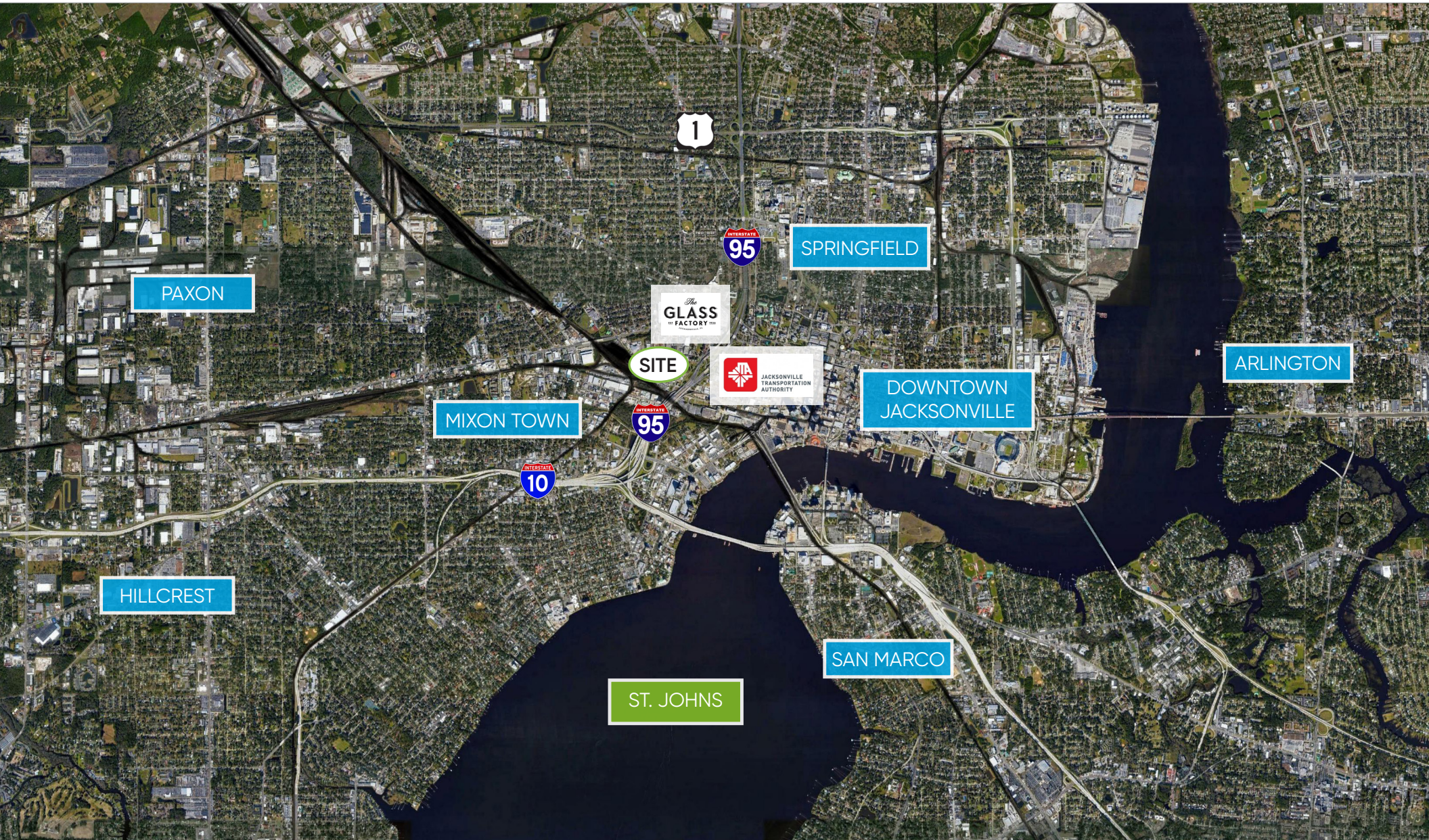
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

www.BBDRE.com

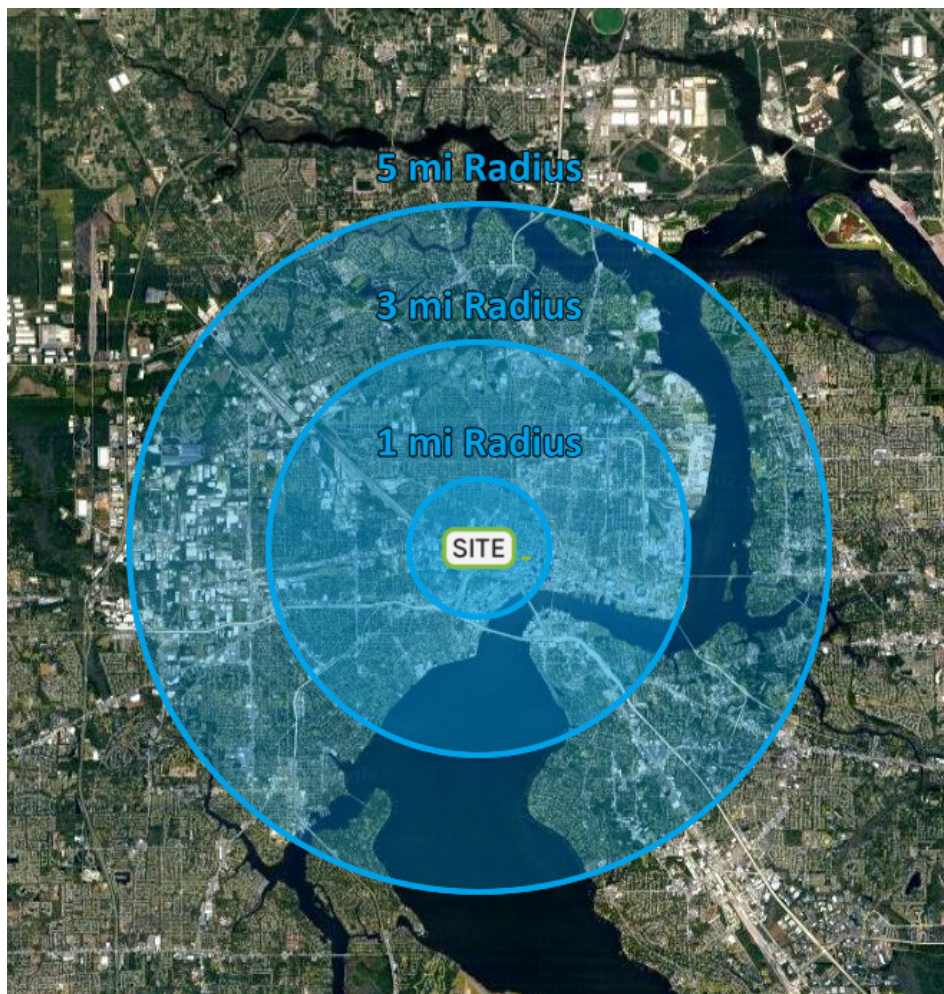
Site Location



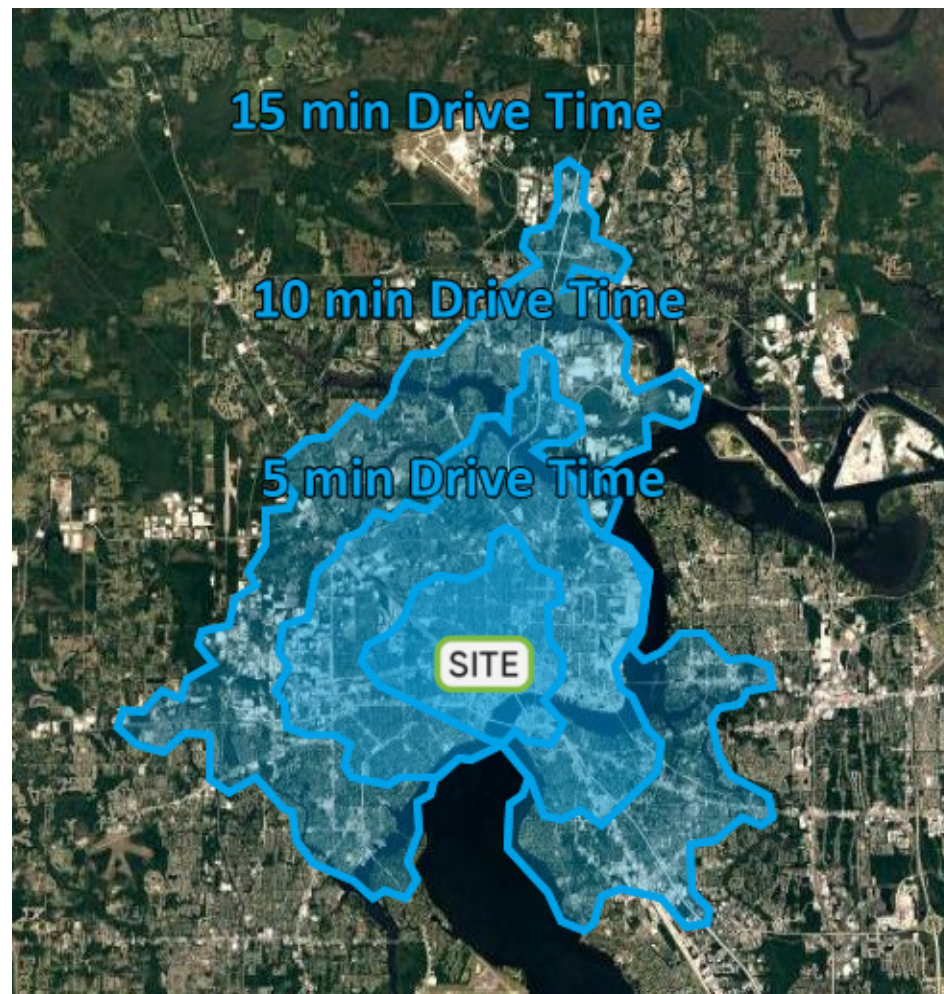
Site Location



Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	8,165	\$44,288	1,321	19,232
3-Mile	87,346	\$57,654	7,472	86,593
5-Mile	184,535	\$60,673	14,260	144,016



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	40,804	\$46,338	4,731	61,047
10-Minutes	128,630	\$55,630	10,340	115,893
15-Minutes	235,238	\$60,881	18,027	178,224