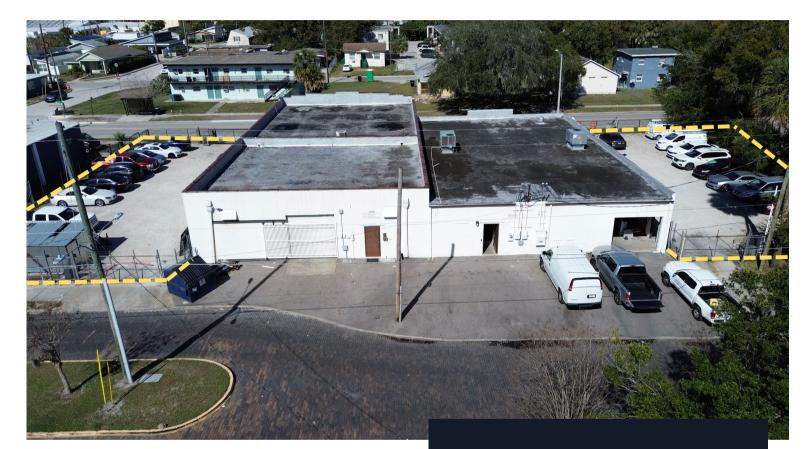




## **CONTRACTOR OFFICE & WAREHOUSE - FOR LEASE**



## Highlights:

- Multiple Offices
- Conference room
- Ceiling Height: 8'-0" 12'-0"
- (2) OH Doors: 10'-0" x 10'-2" | 8'-0" x 9'-11"
- · Fully fenced and secured yard
- Current zoning is conforming for industrial use

### Summary:

In demand contractor office space with yard now available. The property is located just West of I-4 making this an ideal, central location for any contractor seeking an office with warehouse, parking and potential outdoor storage needs.

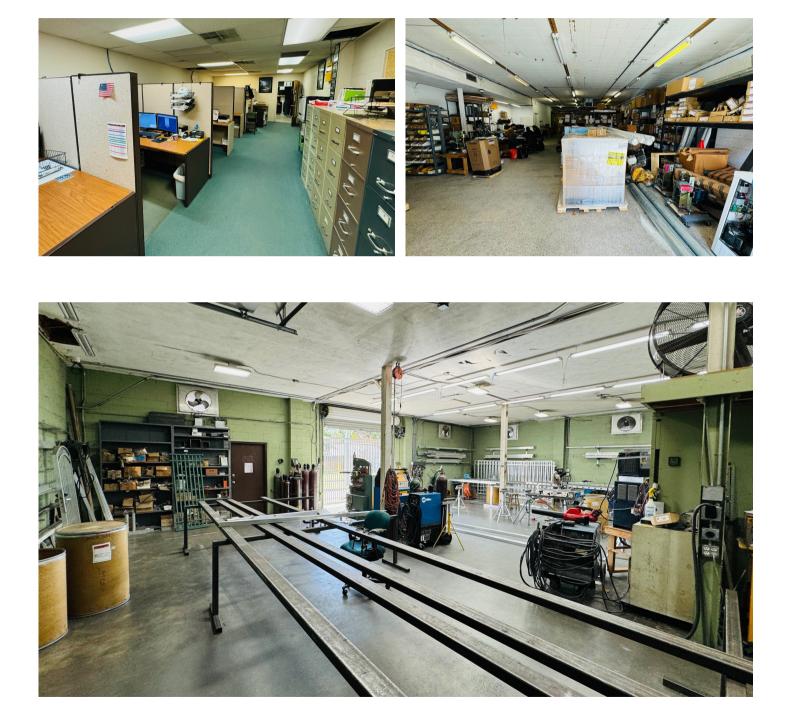
# **Offering Summary:**

Asking Price:	\$12psf (NNN)
Office Size:	4,454 SF
Warehouse Size:	4,745 SF
Total Size:	9,200 SF
Lot Size:	11,966 SF
Zoning:	R-2B (See highlights)

#### KYLE@VANCAMPCOMMERCIAL.COM

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM RELIABLE OUTSIDE SOURCES; VANCAMP COMMERCIAL PROPERTIES MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THE SUBJECT PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGES OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE..

# **1028 W. Washington St.** Property Photos



KYLE@VANCAMPCOMMERCIAL.COM

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM RELIABLE OUTSIDE SOURCES; VANCAMP COMMERCIAL PROPERTIES MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THE SUBJECT PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGES OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE..

# **1028 W. Washington St.** Property Map







**Kyle VanCamp** BROKER | OWNER

(904) 604 8189 kyle@vancampcommercial.com

1505 Dennis St., Ste 105 Jacksonville, FL 32204



KYLE@VANCAMPCOMMERCIAL.COM

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM RELIABLE OUTSIDE SOURCES; VANCAMP COMMERCIAL PROPERTIES MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THE SUBJECT PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGES OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE..