



### **CONTRACTOR OFFICE & OUTDOOR STORAGE YARD - FOR SALE**



### **Highlights:**

- Site can be divised or combined
- Current tenants are month-to-month
  - Current income is at \$9,000/mo
- (1) Office trailer on-site
- (IL) Zoning :
  - Outdoor Storage allowed
  - Truck Parking allowed
  - Auto use allowed

### Summary:

In demand Industrial Outdoor Storage space now available. The property is located near I-295 making this an ideal and central location for any contractor seeking an office with outdoor storage needs.

## **Offering Summary:**

Asking Price:	\$2,195,000
Office Size:	924 SF
Lot Size:	4.37 AC
Zoning:	(IL) Light Industrial

## \*Also available for lease

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..

# **6840-6902 Keithan Rd.** 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..

# **6840-6902 Keithan Rd.** 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..