



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

445 Park Street  
Jacksonville, FL 32204

**DOWNTOWN WAREHOUSE FOR SALE**



**FOR SALE**

- + Asking Price: \$1,225,000
- + Building Size: 7,714 SF
  - Office: 1,724 SF
  - Warehouse: 5,990 SF
- + Lot Size: 14,810 SF
- + Zoning: CCBD
- + Taxes: \$4,857.81/yr

**Highlights**

- (1) Drive in Door (12' x 10')
- (1) Dock (12' x 10')
- 3-Phase/240V Power
- 16' Ceiling Height
- (10) Parking spaces
- Twin-T Construction
- Tenant's lease expires March 2025 with no options to renew. Please reach out to broker for additional information regarding the lease.



**KYLE VANCAMP**

Senior Associate | North Florida  
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**BISHOP BEALE DUNCAN**

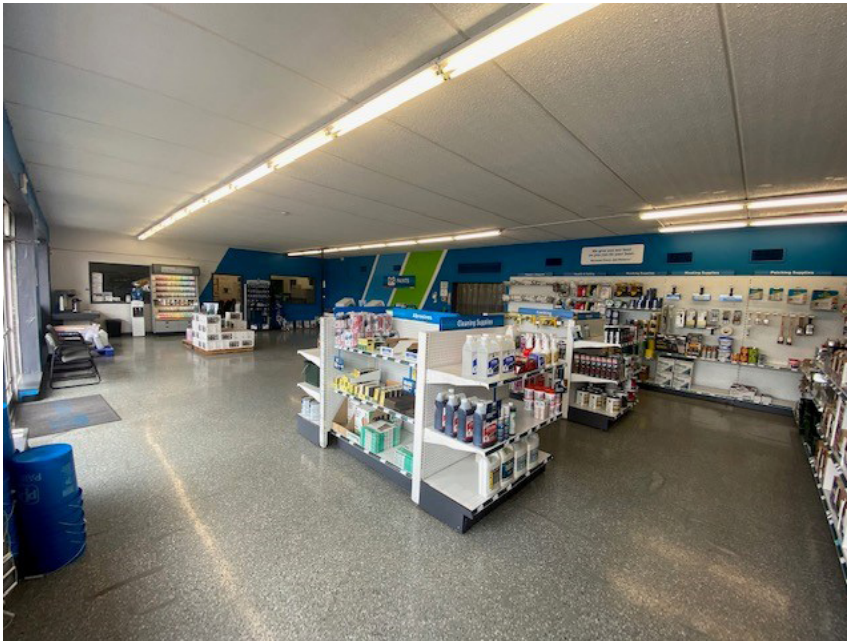
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# Site Images





# Site Location

