

## FOR SALE

**35,000 SF OFFICE AND WAREHOUSE SPACE  
5343 BOWDEN RD. JACKSONVILLE, FL 32216**



**NEWLY RENOVATED OFFICE AND WAREHOUSE BUILDING THAT IS DIVIDED INTO TWO SPACES.**

**CURRENTLY THERE IS 14,500 SF OFFICE AND WAREHOUSE READY FOR OCCUPANCY WHICH CONSISTS OF 7,600 SF OF RECENTLY RENOVATED OFFICE AND 6,900 SF OF WAREHOUSE SPACE WITH 20' CEILINGS.**

**18,850 SF IS CURRENTLY LEASED FOR A 5 YEAR TERM WITH OPTION TO RENEW.**

**DOCK AND GRADE LEVEL LOADING**

**ZONED CCG-1**

**LOCATED ¼ MILE FROM I-95 AND US 1**

**SALE PRICE IS \$3,200,000**

**FOR MORE INFORMATION OR AN APPOINTMENT PLEASE CALL:**

**BOBBY KNIGHT**

**TELE: 904 993-8911**

**FAX: 904 372-4725**

**25 N. MARKET ST.**

**SUITE 128**

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