

Available For Sale

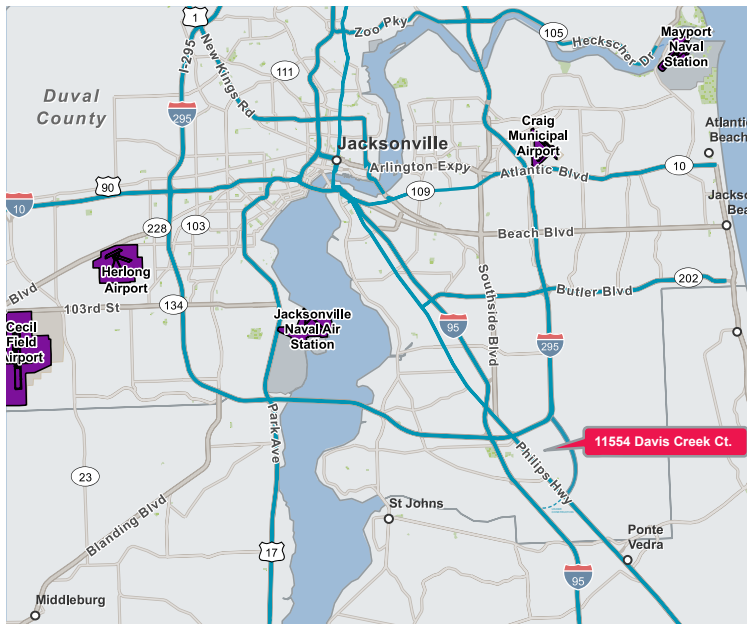
# 11554 Davis Creek Ct - Southside Location

Jacksonville, FL | 32256



## Available For Sale - 11554 Davis Creek Ct., Jacksonville, FL 32256

As exclusive agents, we are pleased to offer the following property for sale



- ◆ 11,820 SF Office Building
- ◆ 9,900 SF- Warehouse (3 Buildings)
- ◆ Back up generator 250kw
- ◆ Total site size: ±2.46 acres
- ◆ 88 parking spaces
- ◆ 2019 Income:
  - Current Office Lease Expiration 8/2020
  - Warehouse Leases- Short Term
- ◆ **Annual Base Rent: \$203,729**
- ◆ **Asking Price: \$2,550,000**

Newmark Phoenix Realty Group, Inc.  
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**Newmark**  
Phoenix Realty Group

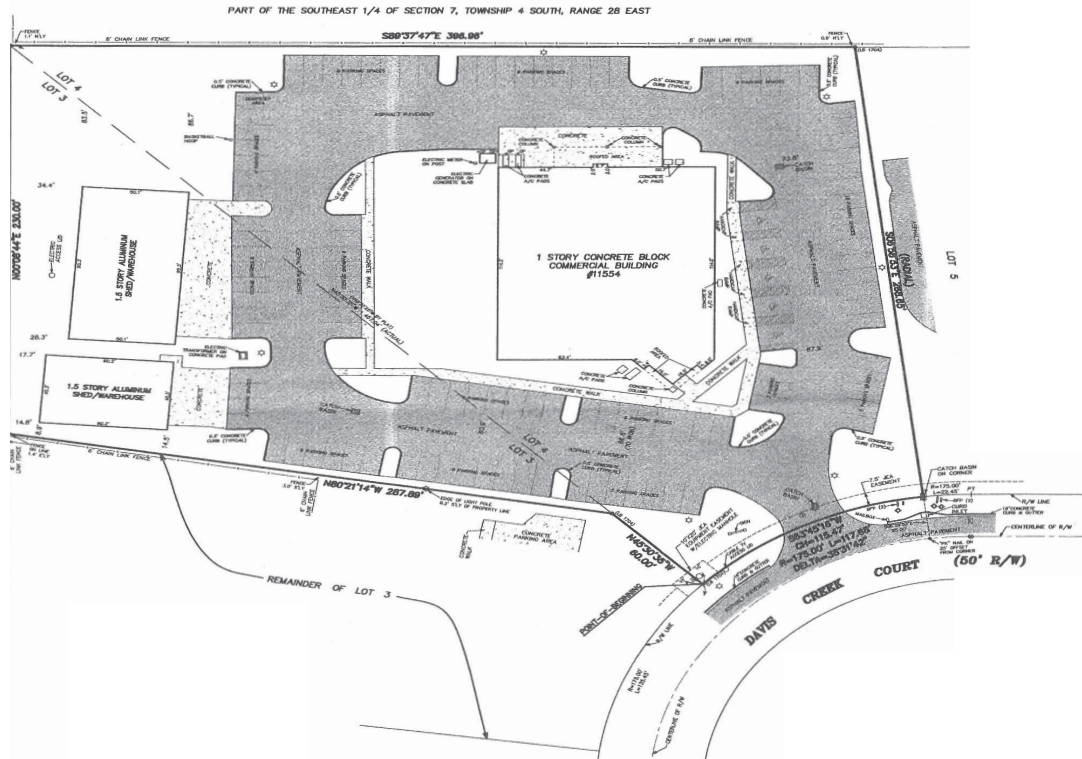
[www.phoenixrealty.net](http://www.phoenixrealty.net)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Available For Sale

# Plug and Play Call Center - Southside Location

Jacksonville, FL | 32256



**Newmark**  
Phoenix Realty Group

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