



1346 GANDY ST.

JACKSONVILLE, FL 32208

Wesley Nicholson

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	7,500 SF
Lot Size:	0.58 Acres
Building Size:	7,500 SF

PROPERTY DESCRIPTION

- 7,500 SF of Flex Space
- Include 3-Phase Power
- 2 Grade Level door
- 0.25 AC Outdoor Storage lot
- Sufficient office space
- Over 5,000 sf of warehouse, storage, showroom
- 4 Individual zoned AC System - fully cooled warehouse.

PROPERTY HIGHLIGHTS

Floorplan



Aerial



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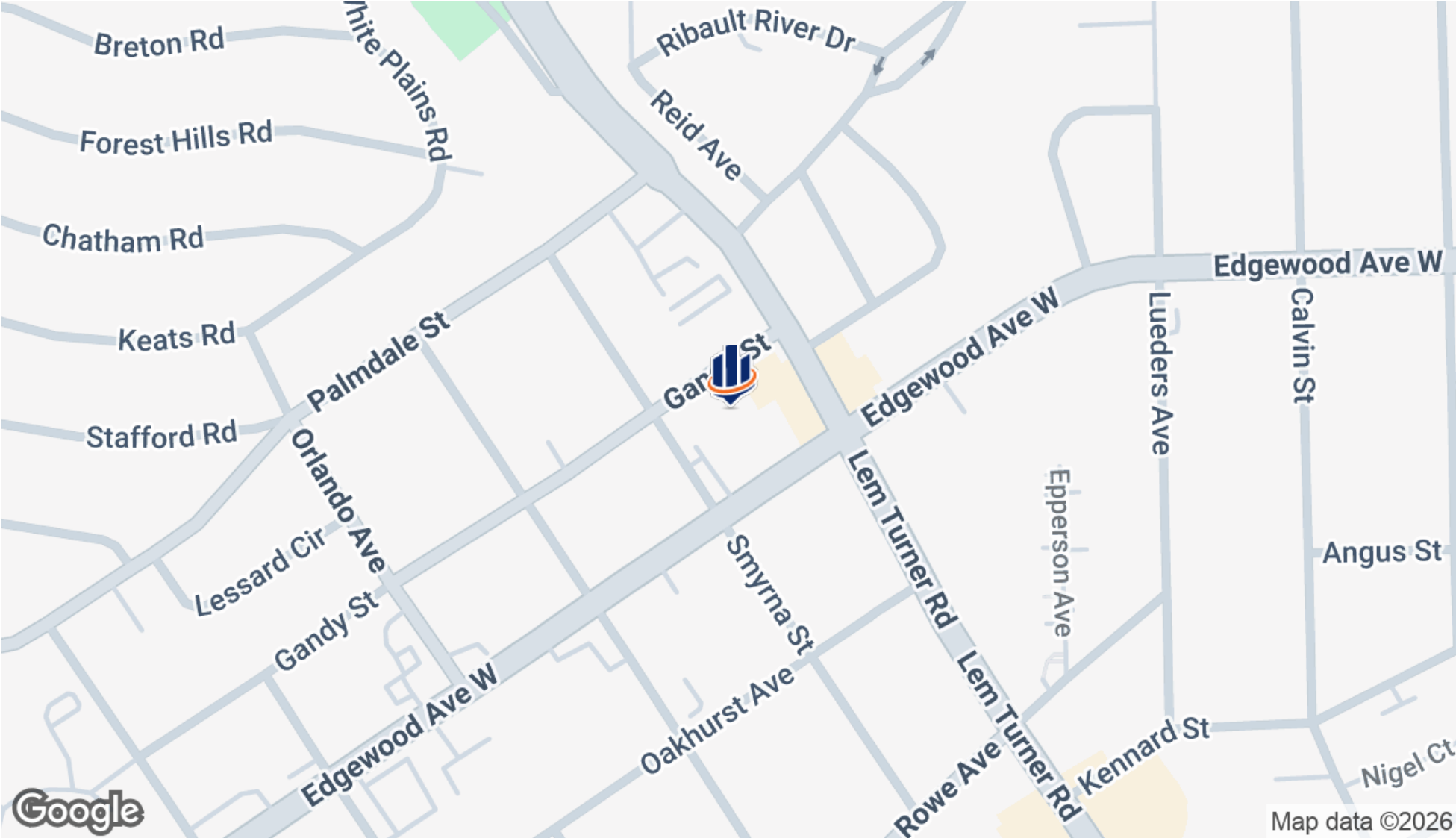
Bay Doors



Additional Photos



Location Map



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Advisor Bio 1



WESLEY NICHOLSON

Associate Advisor

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PROFESSIONAL BACKGROUND

Wes is the commercial real estate specialist you need by your side to navigate the ever-evolving landscape of commercial properties with unparalleled expertise. With a proven track record of success and a passion for delivering exceptional results, Wes is dedicated to helping investors, business owners, and developers unlock the full potential of their commercial real estate ventures.

With almost a decade of experience in the industry, Wes possesses an in-depth understanding of market trends, property valuations, and strategic investment opportunities. His comprehensive knowledge spans across diverse sectors, including office spaces, retail properties, industrial facilities, and mixed-use developments. Wes's keen eye for identifying hidden potential and his knack for negotiation make him an invaluable asset when it comes to maximizing returns and mitigating risks.

What sets Wes apart is his commitment to building strong and lasting relationships with his clients. He takes the time to truly understand their unique goals, aspirations, and risk tolerance, allowing him to tailor his strategies and recommendations accordingly. With Wes as your commercial real estate specialist, you can expect a trusted partner who will navigate the complexities of the market with unwavering dedication, ensuring your success every step of the way.

EDUCATION

Randolph-Macon College. Bachelor's of Arts in Political Science and Asian Studies with a Minor in Environmental Studies.

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