



## 4680 BLANDING BLVD | FOR SALE

4680 Blanding Blvd  
Jacksonville, FL 32210

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# PROPERTY OVERVIEW

This **8,756 SF freestanding flex/warehouse/retail** property offers excellent visibility and versatility along heavily traveled Blanding Blvd.

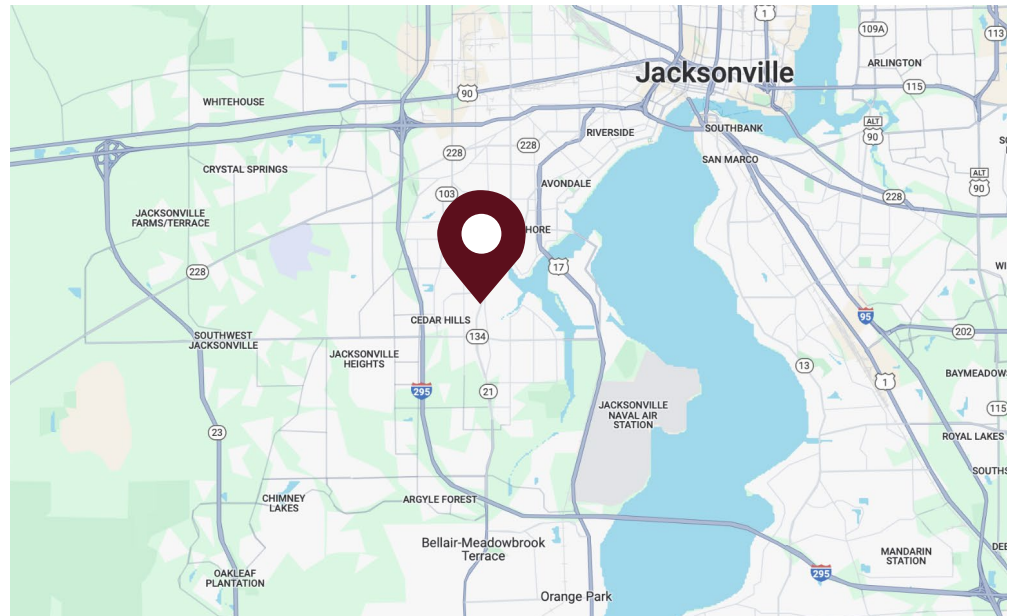
## Property Highlights:

- **Building Size:** 8,756 SF total
  - **Warehouse:** 3,600 SF with 2 roll-up doors & 3-phase power
  - **Retail/Office:** 5,156 SF with a dedicated entrance, showroom, and private offices
- **Zoning:** CCG-2, allowing for a wide variety of commercial uses
- **Site Features:**
  - Highly visible frontage with a **double-faced, illuminated pylon sign**
  - Ample on-site parking with fenced storage and truck court
  - Flexible layout supporting showroom, office, and warehouse operations
- **Location:** Positioned near Amazon facilities and surrounded by a strong commercial corridor

This freestanding multipurpose property is ideal for an **owner-user or investor** seeking a well-located asset with high visibility and functional space.

## PROPERTY DETAILS

Sale Price:	\$1,200,000.00
Size:	8,756 SF
Sale Type:	Owner User
Property Type:	Flex/Warehouse/Retail
Frontage:	98' on Blanding Blvd (with 1 curb cuts)
Parcel ID:	095754-0000
Parking:	15 paved surface spaces
Zoning:	CCG-2
Building Height:	15 feet
Utilities:	3 phase power, city water/sewer
Year built:	1975



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# INTERIOR PHOTOS



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## PROPERTY PHOTOS



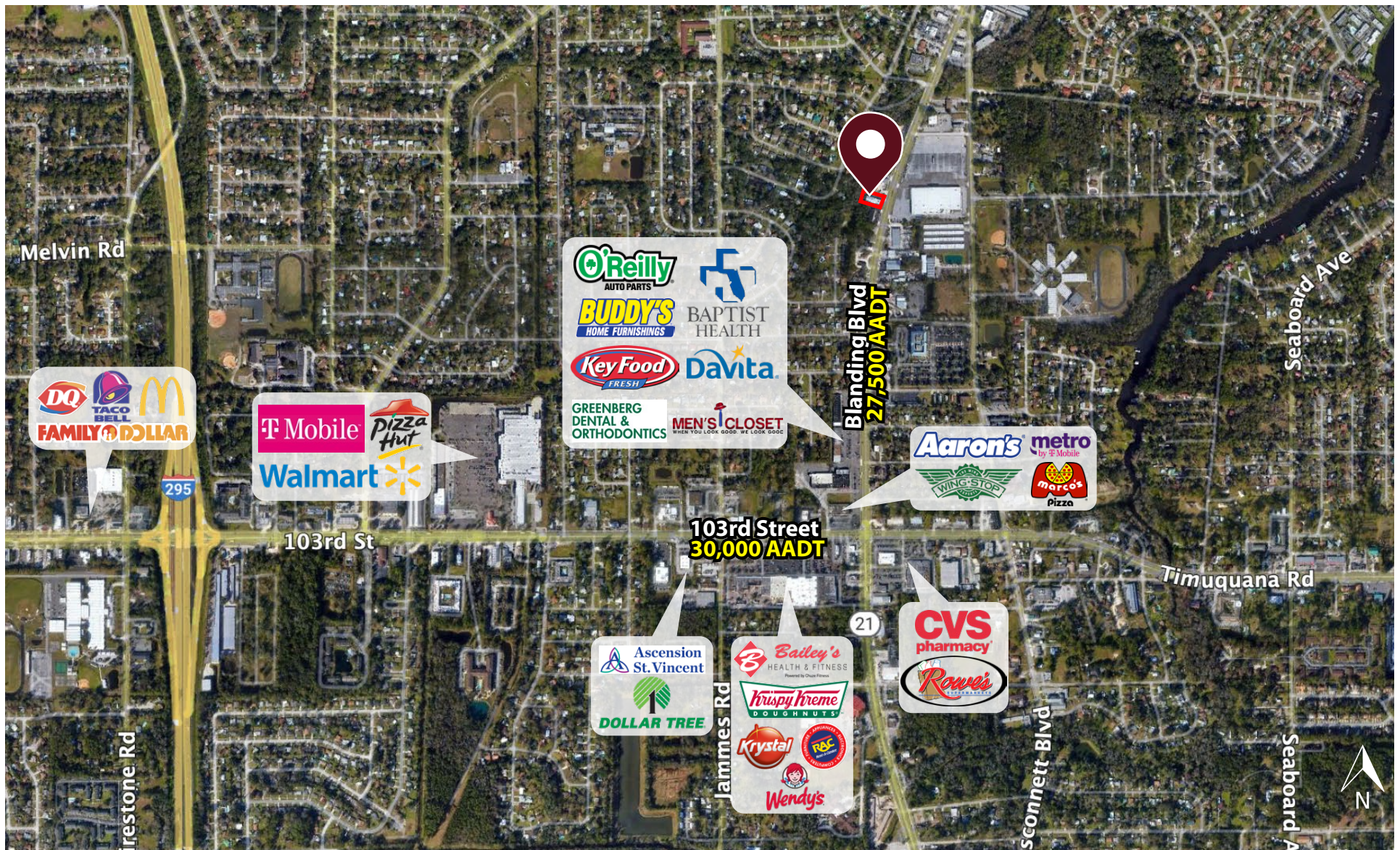
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## SURROUNDING AREA



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