

# 60 Copeland Street WAREHOUSE FOR LEASE

JACKSONVILLE, FL 32204

## DESCRIPTION

This 47,855 SF office/showroom warehouse is located at the corner of Copeland & Dennis Streets in the historic district of Mixon Town west of Downtown Jacksonville. The building is in the midst of the ongoing revitalization of the “Rail Yard” District.

Featuring two-story office and a showroom, 60 Copeland Street offers flexibility for a variety of businesses.

The Rail Yard has an eclectic mix of industrial users and other mixed use occupiers, which combined give the area a unique vibe.

## BUILDING FEATURES

BUILDING SIZE	47,855 SF
ZONING	IL (other uses potentially considered)
OFFICE/SHOWROOM	13,835 SF
DOCKS	Loading Platform with 5 truck positions
TOTAL PARKING SPACES	10-12
ACREAGE	1.36 acres
CLEAR HEIGHT	17'
COLUMN SPACING	20'x24'

FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

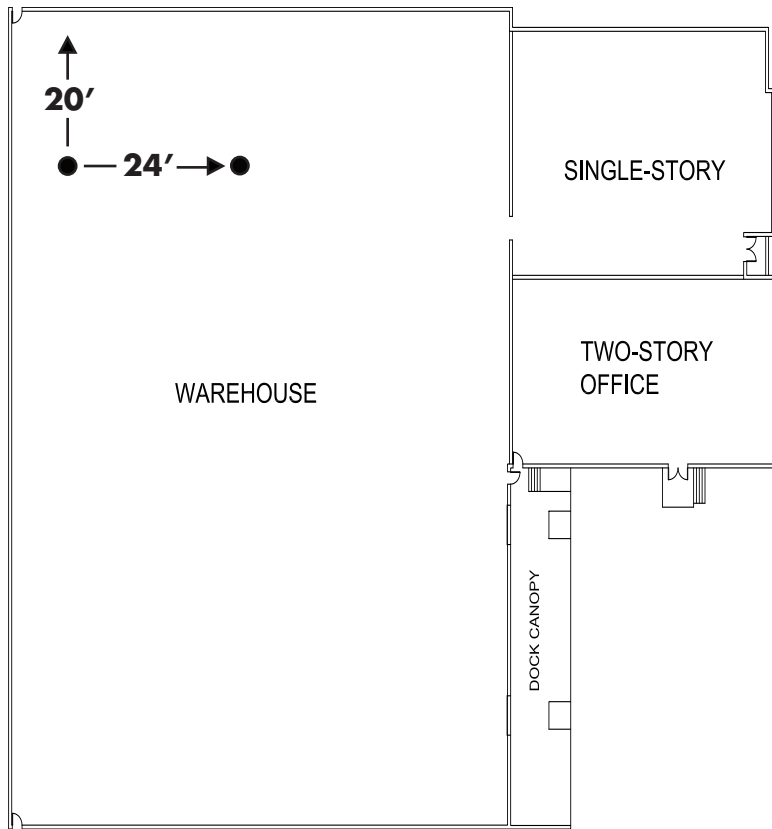
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## PROPERTY PLAN



Recently acquired by Bamboo Equity Partners, renovations have commenced with completion in Fall 2023.

### Improvements to 60 Copeland Street include:

- Replace existing windows with new storefront
- Install new 400A, 277/480V electrical service
- Install new LED high-bay lights at the warehouse area to provide 30 fc @ 36" AFF, as well as lights in the storeroom to meet the same light levels as the warehouse
- Replace the gutters & downspouts
- Paint the exterior concrete & brick



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## 60 COPELAND STREET LOCATION MAP



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