



**DESCRIPTION**

This 47,855 SF office/showroom warehouse is located at the corner of Copeland & Dennis Streets in the historic district of Riverside near 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
ASKING RENT	\$7.50/PSF
CAM EXPENSES	\$1.75/PSF
WAREHOUSE	39,633 SF
OFFICE/SHOWROOM / WAREHOUSE	8,192 SF
ZONING	IL (other uses potentially considered)
DOCKS	Loading Platform with 5 truck positions
TOTAL PARKING SPACES	10 -12
ACREAGE	1.36 acres
ELECTRICAL SERVICE	400A, 277/480V 3-phase

FOR MORE INFORMATION, PLEASE CONTACT:

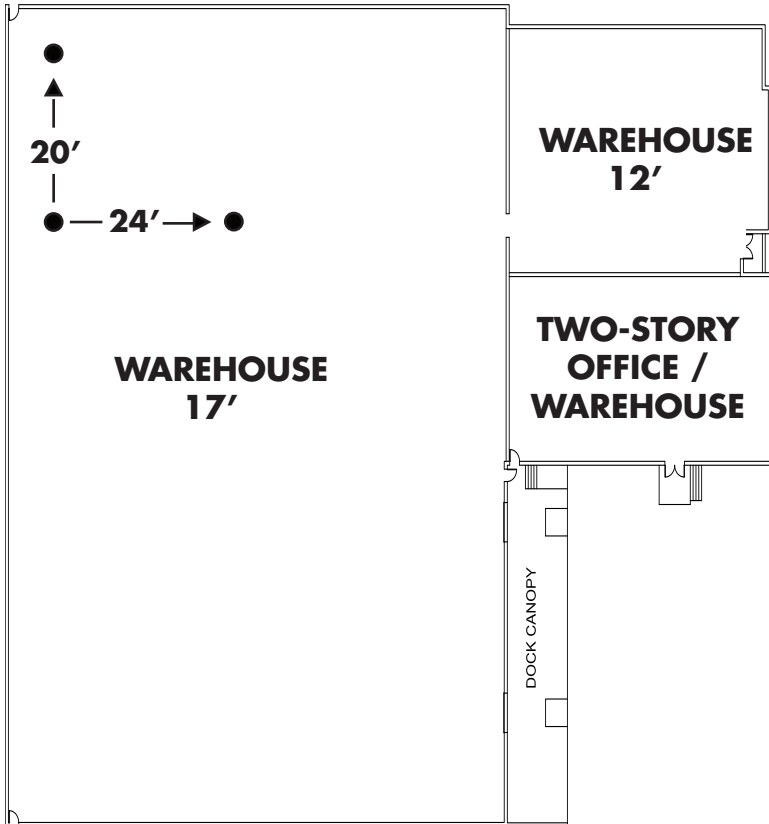
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# PROPERTY PLAN



Recently acquired by Bamboo Equity Partners, renovations have commenced with completion in Q1 2024.

## Improvements to 60 Copeland Street include:

- Replace existing windows with new storefront (**underway**)
- Install new 400A, 277/480V electrical service (**completed**)
- 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 (**completed**)
- Replace the gutters & downspouts (**completed**)
- Paint the exterior concrete & brick (**completed**)

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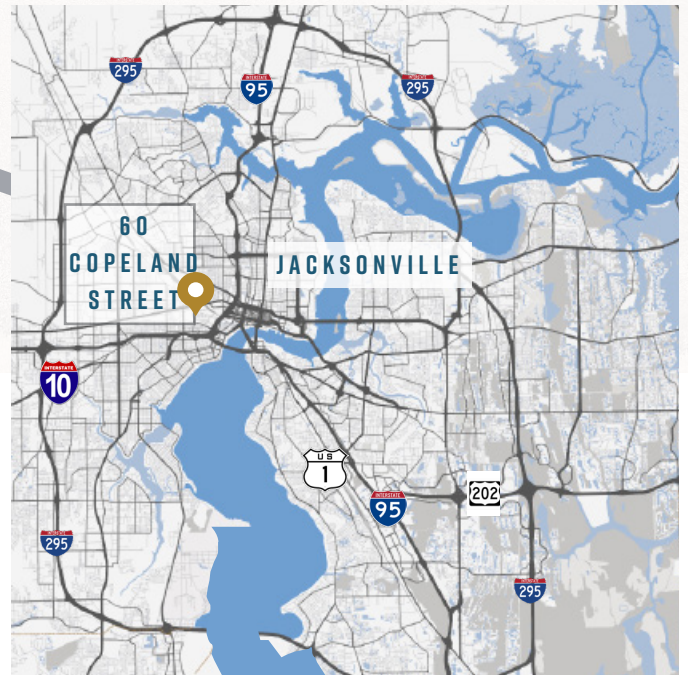
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# LOCATION



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