

For Lease

108,000± SF Available | \$8.00 NNN
0.5 AC of Industrial Outdoor Storage

9444 - 9446 Florida Mining Blvd E
Jacksonville, FL 32257

Colliers



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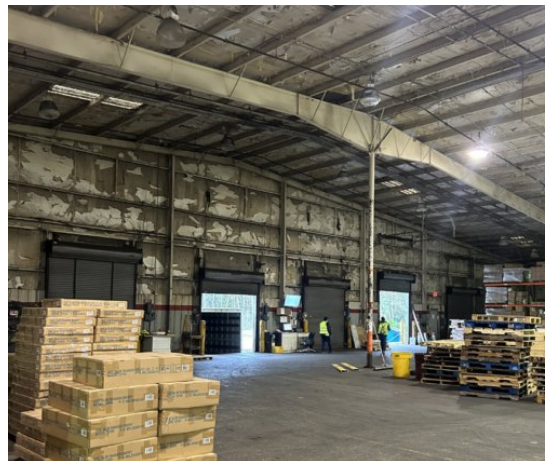
Jacksonville, FL 32202

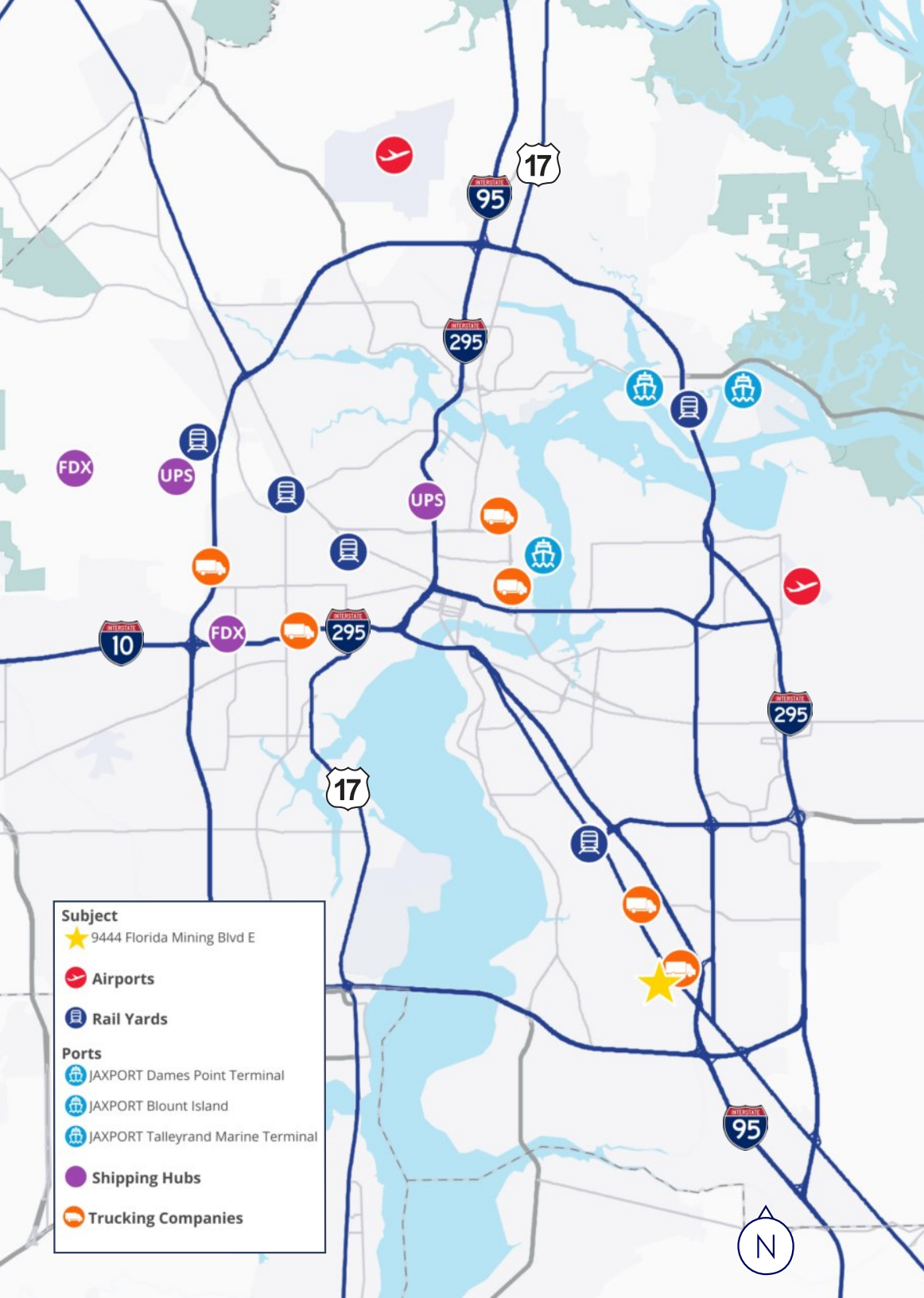
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Property Highlights

Site Area	19.54 AC
Total Building Area	250,000 SF
Available Building Area	108,000 SF
Warehouse Area	96,057 SF
Office Area	11,943 SF
Load Configuration	Rear
Clear Height	17' - 23' (pitched roof)
Sprinkler	Wet
Power	Heavy Power 4,000a, 277/480v, 3p, 4w
Dimensions	450' d x 200' w
Dock High Doors	5
Drive In Doors	1
Parking	52
Trailer Parking	40
Lighting	Metal Halide
Flood Zone	X
Parcel #	159631 0000
Zoning	IL
Use	LI
Year Built	1982
Outdoor Storage	0.5 Acres





Location **Overview**

	Interstate 95	1.4 miles
	Interstate 295	3 miles
	Interstate 10	14.6 miles
	Norfolk Southern Intermodal Facility	23 miles
	CSX Intermodal Facility	25 miles
	FEC Intermodal Facility	4.5 miles
	Jacksonville Int'l Airport	30 miles
	JAXPORT Talleyrand	16.5 miles
	JAXPORT Dames Point	23.4 miles
	JAXPORT Blount Island	24.6 miles
	Port of Savannah	156 miles
	Port of Tampa	213 miles
	Port of Charleston	254 miles

Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Trade Area

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*Bowendale
Distribution
Center*

*Baycenter
Commerce Park*

 **TOYOTA**
Southeast Toyota Distributors, LLC

*Sunbeam
Industrial
Park*

Philips Hwy

INTERSTATE
95

INTERSTATE
295

CHAMPION
BRANDS

N

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