

# FOR LEASE

## 4211 HIGHWAY AVE.

Jacksonville, FL 32254



### OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr. (\$1.98)
Available SF:	20,194 SF
Year Built:	1994
Renovated:	1997
Zoning:	IL/PUD

### PROPERTY OVERVIEW

Excellent Westside industrial property available for lease with easy access to I-10 on Highway Ave. This property contains a 4,400 +/- SF showroom/office area with restrooms, a break room, a large conference room, with a mezzanine area for extra storage and additional office space (approximately 2,000 +/- SF) The warehouse building has metal racking in place with three (3) grade level bay doors. Dedicated parking is available in front and on the side of the property with outdoor security lighting. The lot size is approximately 1.47 acres and fenced. The property is on city water and sewer. The warehouse building is approximately 22' in ceiling height.

### PROPERTY HIGHLIGHTS

- Approximately 20,194 +/- SF warehouse, with 4,400 +/- SF in showroom/office space
- Excellent Westside location with easy access to I-10
- Three (3) grade level bay doors - 8x10, 10x10, and 12x14
- Ceiling height 16' to 22'
- Fenced lot for outside storage
- Available immediately

#### PRESENTED BY:

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## 4211 HIGHWAY AVE.



2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223

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ADDITIONAL PHOTOS

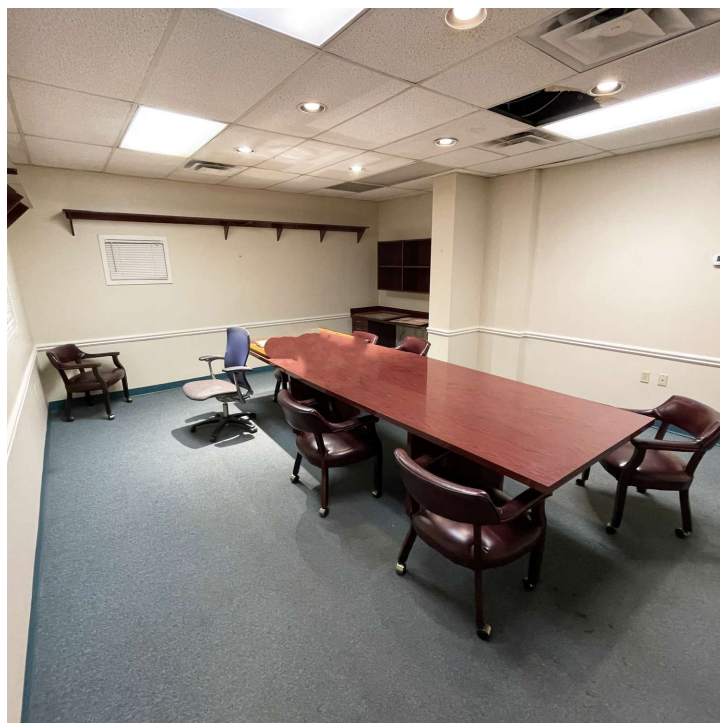
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**ADDITIONAL PHOTOS**

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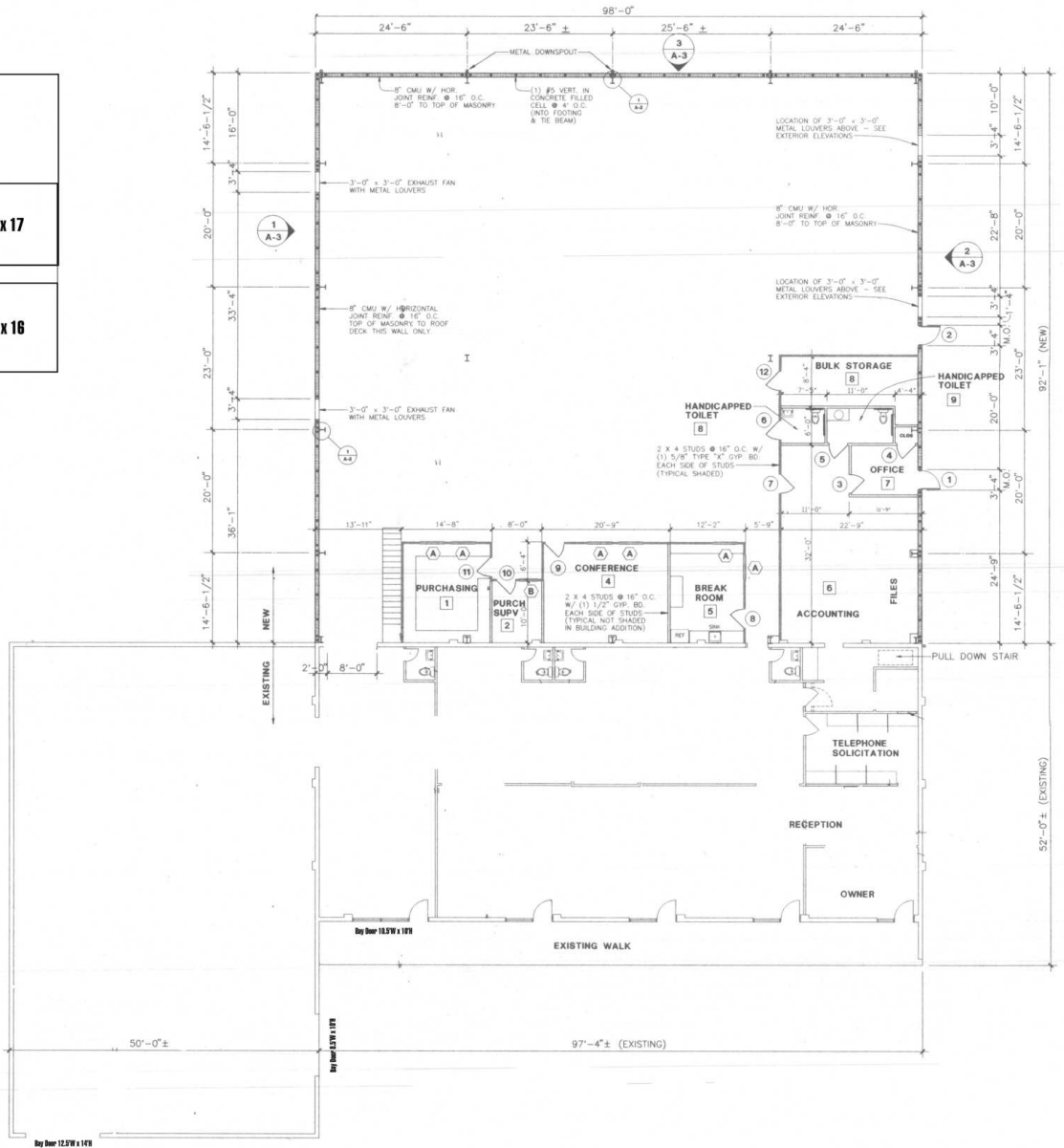


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**Upstairs Loft**



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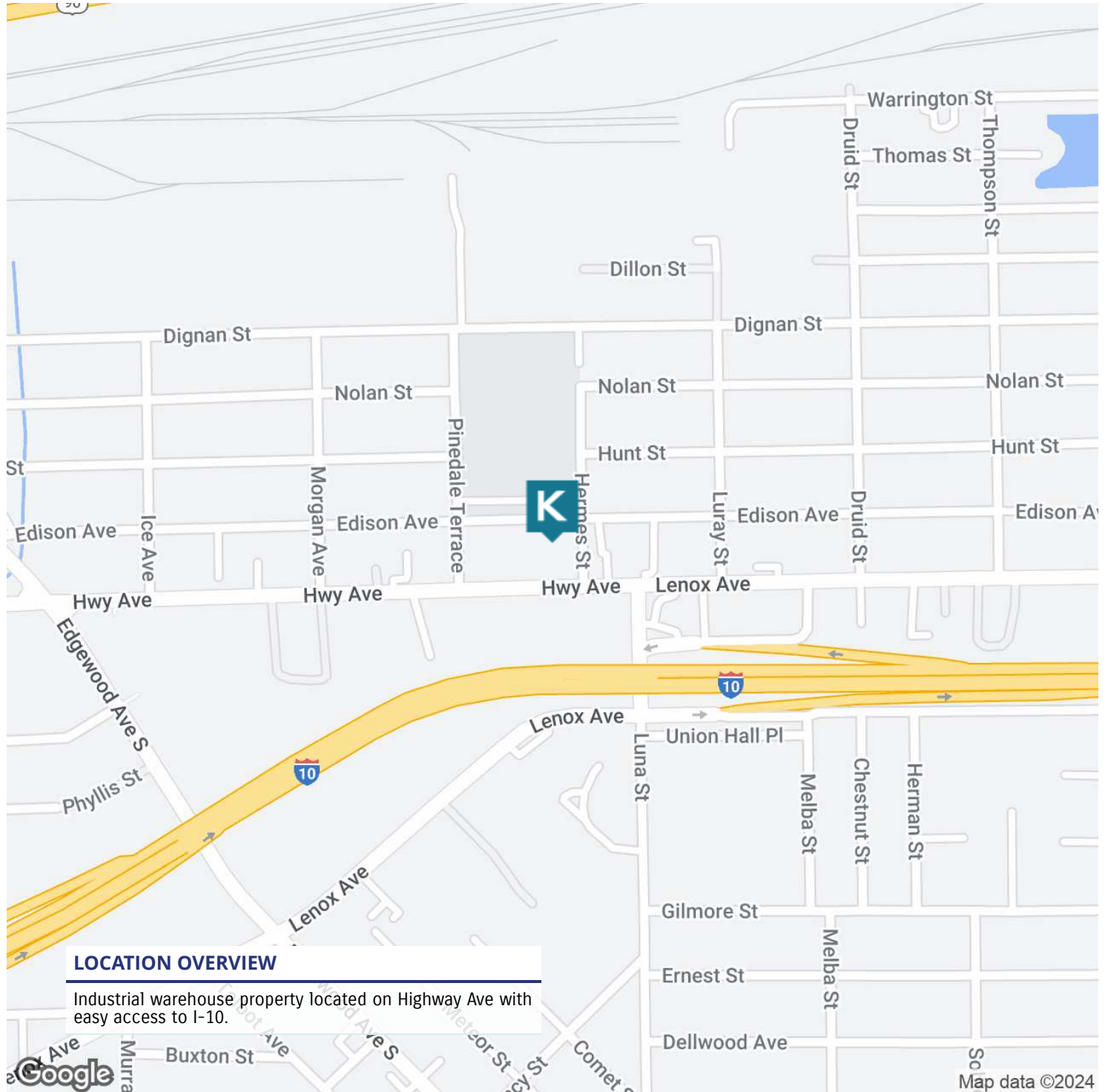
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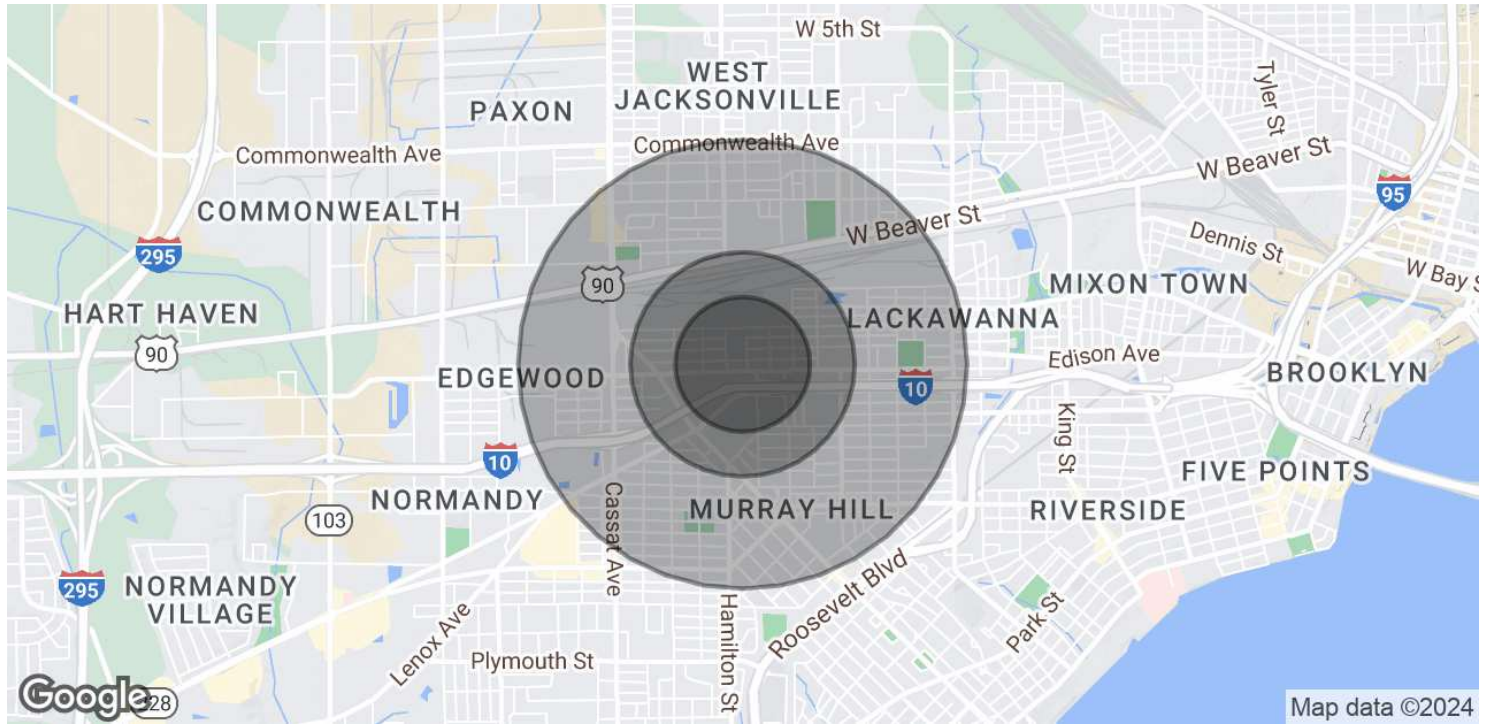
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	392	1,595	10,813
Average Age	40	40	40
Average Age (Male)	40	39	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	163	689	4,798
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$72,130	\$64,961	\$61,625
Average House Value	\$197,386	\$255,143	\$337,192

Demographics data derived from AlphaMap

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