

EASTPARK AT TOWN CENTER

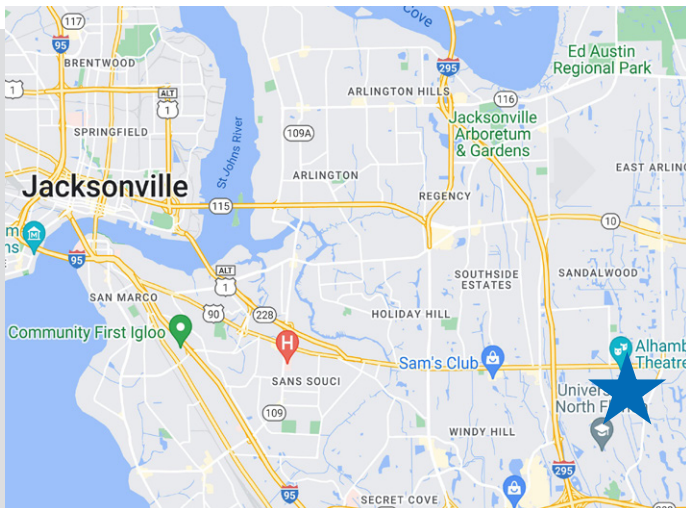
11762 MARCO BEACH DR | JACKSONVILLE, FL 32224

11760 MARCO BEACH DR | JACKSONVILLE, FL 32224

11655 CENTRAL PARKWAY | JACKSONVILLE, FL 32224



±17,030 SF OF OFFICE/WAREHOUSE SPACE - FOR LEASE



- Total property Size: ±138,851 SF
- Available Units:
 - Unit 7 & 8: 6,030 SF Office/Warehouse
 - Unit 3 & 4: 3,600 SF Flex Space
 - Unit 3-5: 5,400 SF Office/Warehouse
 - Unit 312: 2,000 SF Office/Warehouse
- Excellent access to I-295, Town Center Parkway & Beach Blvd
- Situated in a Class-A Business Park environment adjacent to UNF and Florida State College of Jacksonville
- Some units are 100% air conditioned
- Concrete truck courts

For further information, please contact our exclusive agent:

Ladson Montgomery Senior VP/Principal lmontgomery@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.

904.399.5222

10739 Deerwood Park Blvd. #310

Jacksonville, FL 32256

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www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Property Information

11762 Marco Beach Dr | Jacksonville, FL 32224

11760 Marco Beach Dr | Jacksonville, FL 32224

11655 Central Parkway | Jacksonville, FL 32224

SIZE:

Total Site Size: ±9.92 AC

Total Available: 17,030 SF

Available Units: 7 & 8: 6,030 SF Office/Warehouse
3 & 4: 3,600 SF Flex Space
3-5: 5,400 SF Office/Warehouse
312: 2,000 SF Office/Warehouse

LOCATION:

Eastpark Center &

Eastpark Center West:

11655, 11657 Central Parkway

Jacksonville, FL 32224

11760, 11762, 11764 Marco

Beach Dr, Jacksonville, FL 32224

FEATURES:

Construction: Block with stucco and brick facade

Clear Height: 18'-20'

Parking: Ample

Roof: Built up tar and gravel (buildings 3, 4 & 5 have been overlayed with TPO recently)

Doors: Dock level

Utilities: Electricity, water and sewer supplied by JEA

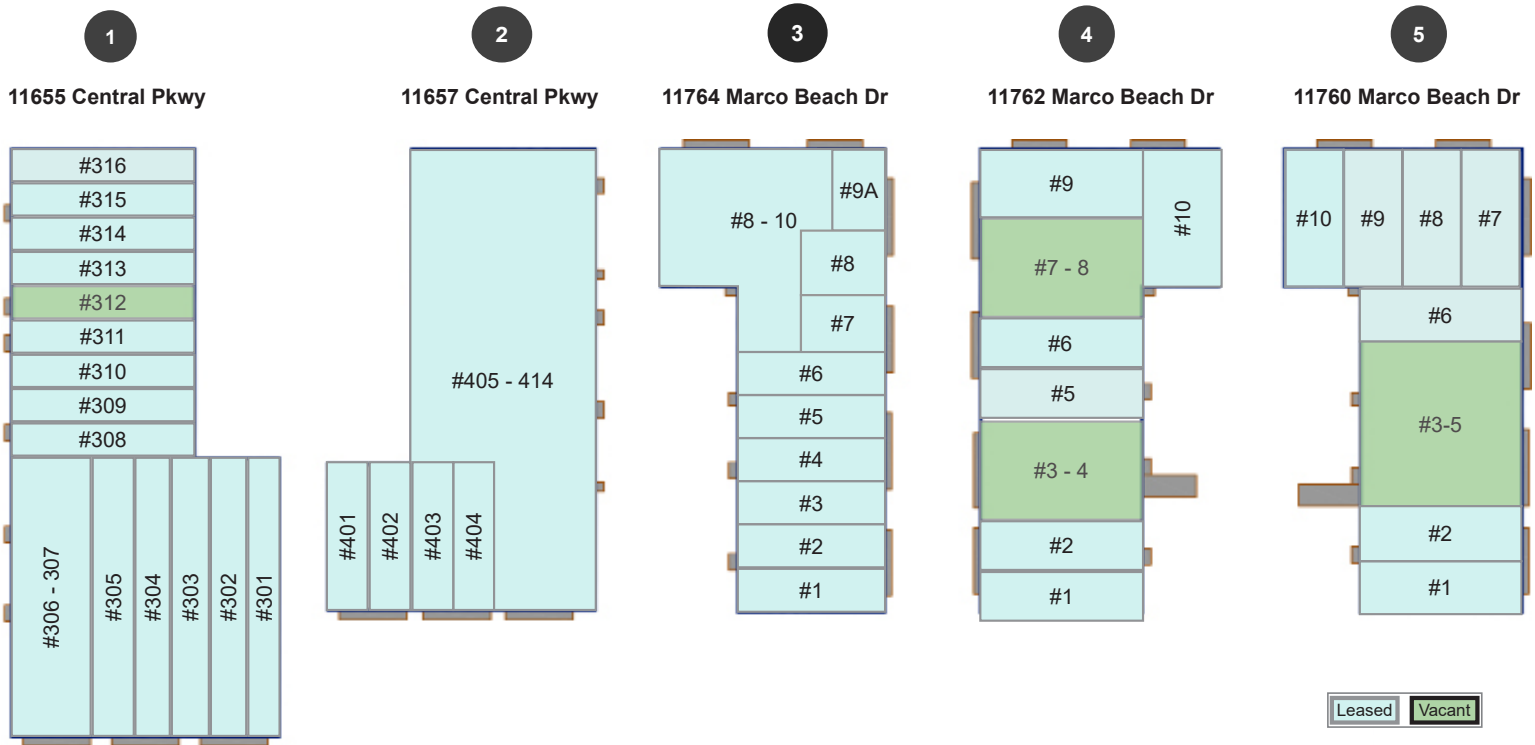


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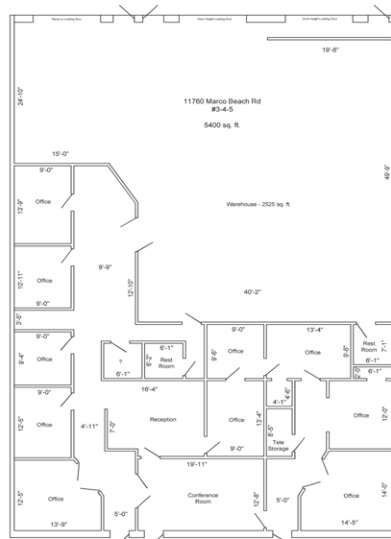
Availabilities

11762 Marco Beach Dr | Jacksonville, FL 32224
 11760 Marco Beach Dr | Jacksonville, FL 32224
 11655 Central Parkway | Jacksonville, FL 32224

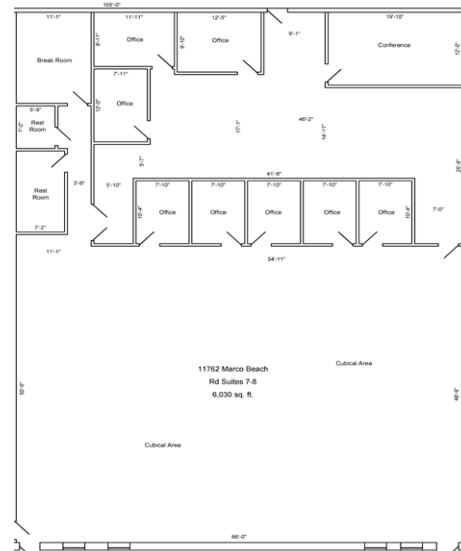


Total Bldg Size	Building Address	Suite #	Total SF	HVAC SF %	Clear Height	Docks	Asking Rate	Operating Expenses
25,964 SF	11762 Marco Beach Dr	7-8	6,030	100%	18'	1	\$14.00	\$3.51
25,964 SF	11762 Marco Beach Dr	3-4	3,600	50%	18'	1	\$14.00	\$3.51
25,964 SF	11760 Marco Beach Dr	3-5	5,400	100%	18'	3	\$14.00	\$3.51
34,167 SF	11655 Central Parkway	312	2,000	40%	18'	1	\$14.00	\$3.51

Suite 3-5:



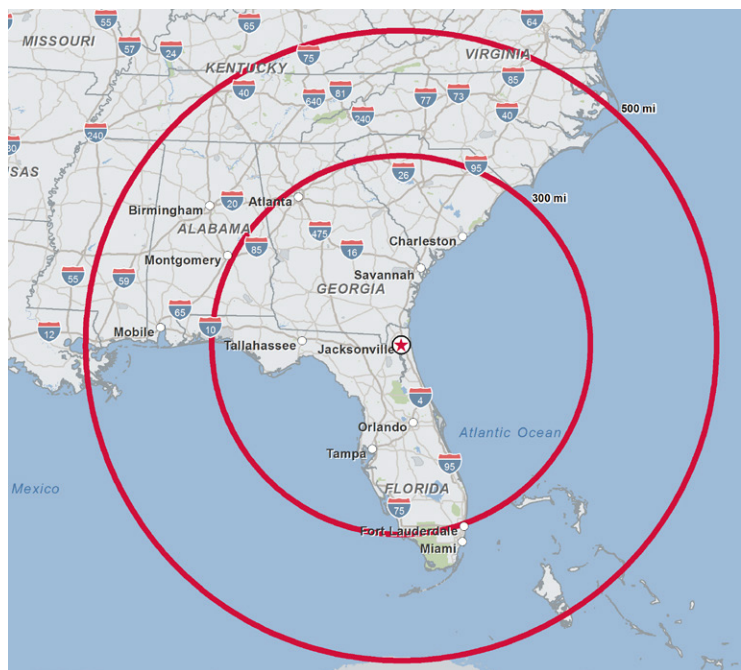
Suite 7 & 8:



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The map displays the Jacksonville, Florida area with the following labeled locations and features:

- Airports:** Jacksonville International Airport (purple icon), Jacksonville Naval Air Station, Jacksonville Municipal Airport (purple icon), Herlong Airport (purple icon).
- Terminals:** Talleyrand Terminal, Blount Island Marine Terminal, Mitsui OSK Terminal, Eastpark Center, Eastpark Center W.
- Other Landmarks:** Zoo Pky, Craig Municipal Airport, Mayport Naval Station, Blount Island.
- Highways:** I-95, I-10, I-295, US-1, SR-104, SR-105, SR-10, SR-202, SR-134, SR-228.
- Streets:** New Kings Rd, Arlington Expy, Atlantic Blvd, Beach Blvd, Southside Blvd, Butler Blvd, Park St.
- Water Bodies:** Jacksonville River, Atlantic Ocean.
- Other Labels:** Jacksonville, Jacksonville Beach, Mayport, Point Venable, Beach.

- Atlanta: 296 miles
- Miami: 317 miles
- Birmingham: 375 miles
- New Orleans: 507 miles
- Charlotte: 350 miles
- Chattanooga: 397 miles
- Charleston: 210 miles

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