



3214 Lenox Ave Flex Space

3214-3218 Lenox Ave, Jacksonville, FL 32254



Justin Clark

Property Theater

8833 Perimeter Park Blvd, Suite 603, Jacksonville, FL 32216

justin@propertytheater.com

(904) 373-8778 Ext: 1

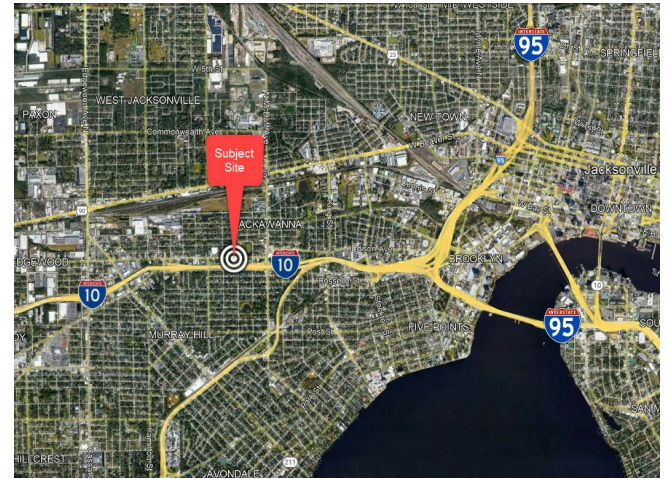


3214-3218 Lenox Ave

\$16.00 /SF/YR

This highly visible location on Lenox Ave. has visibility from Interstate 10 which allows building signage with almost 130,000 vehicles per day traffic count. Fully fenced and gated along I-10, zoned CCG-2. Building being renovated, now, with new paint, roof, roll up doors, interior paint, electric and a/c in office spaces. Plenty of open space with minimum of 1,500 SF up to entire building of 7,500 SF....within 5 minutes of Interstate 295....

- Open floor plans
- Under renovation
- Under market rents with flexible terms



| | |
|-------------------------|------------------|
| Rental Rate: | \$16.00 /SF/YR |
| Min. Divisible: | 1,500 SF |
| Property Type: | Industrial |
| Property Subtype: | Service |
| Rentable Building Area: | 7,500 SF |
| Year Built: | 1973 |
| Construction Status: | Under Renovation |
| Rental Rate Mo: | \$1.33 /SF/MO |

1st Floor Ste 1

| | |
|-----------------|------------------|
| Space Available | 1,500 - 3,000 SF |
| Rental Rate | \$16.00 /SF/YR |
| Date Available | August 18, 2023 |
| Service Type | Modified Gross |
| Office Size | 150 SF |
| Space Type | Relet |
| Space Use | Industrial |
| Lease Term | 2 - 5 Years |

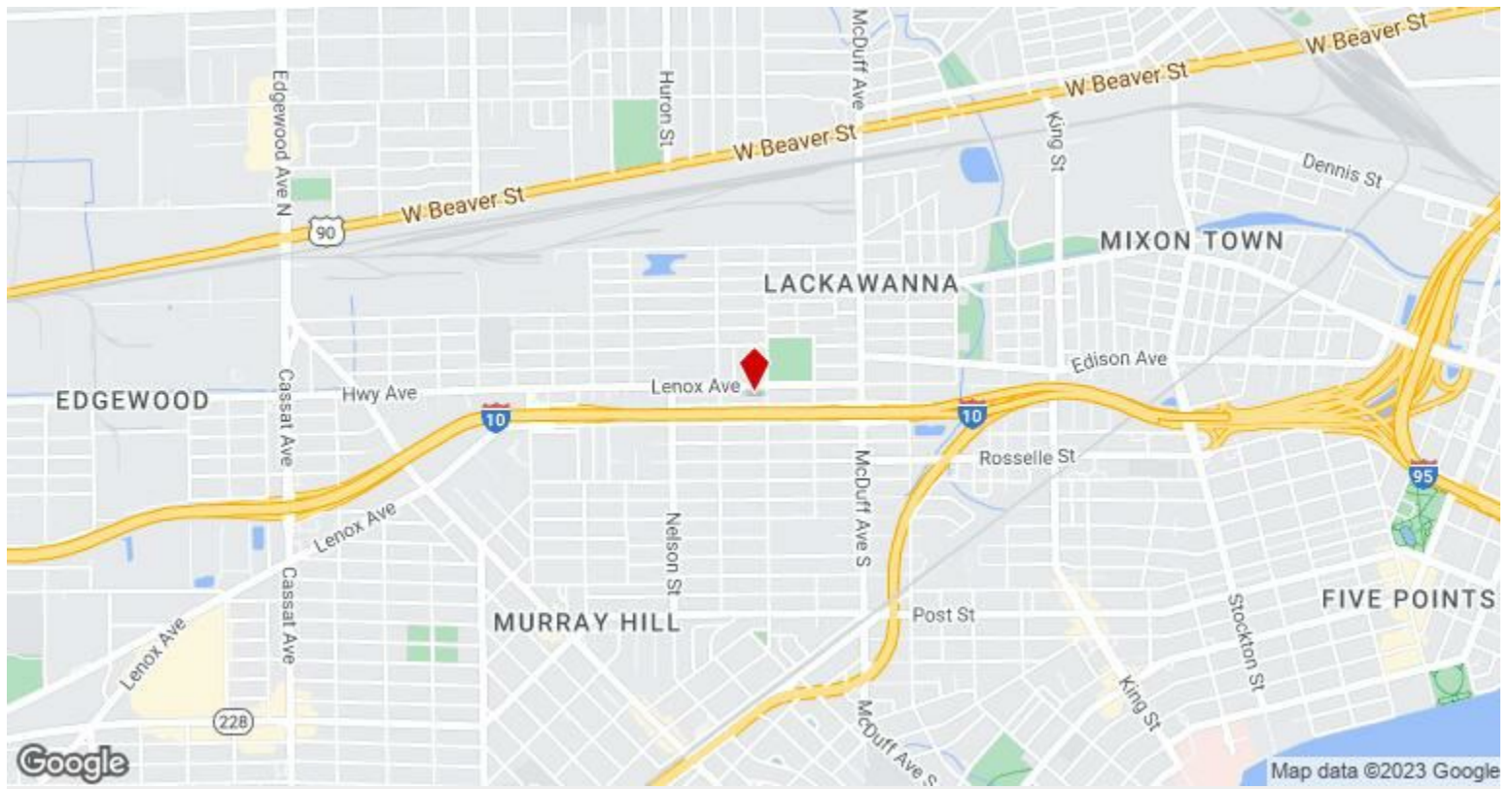
This 7,500 SF building contains five 1,500 SF units. New owner is renovating space with exterior paint, new roof, new roll up doors, new electric and A/C in offices. Currently, two contiguous 1,500 SF units are available. Two roll up 12' x 12' roll up doors.

1

1st Floor Ste 2

| | |
|-----------------|------------------|
| Space Available | 1,500 - 3,000 SF |
| Rental Rate | \$16.00 /SF/YR |
| Date Available | August 18, 2023 |
| Service Type | Modified Gross |
| Office Size | 140 SF |
| Space Type | Relet |
| Space Use | Industrial |
| Lease Term | 2 - 5 Years |

2



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Property Photos



front elevation

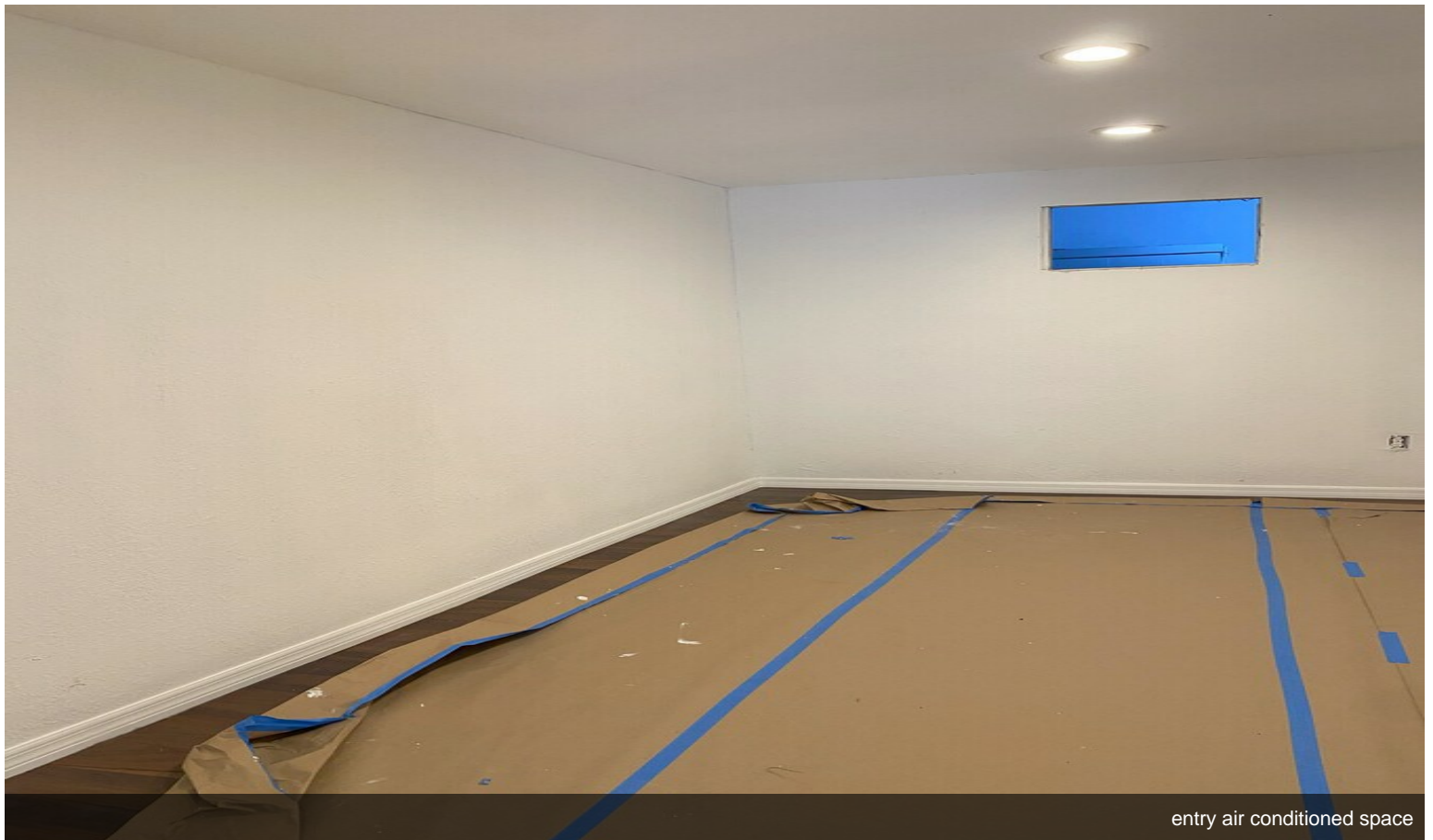


new roll up 1

Property Photos

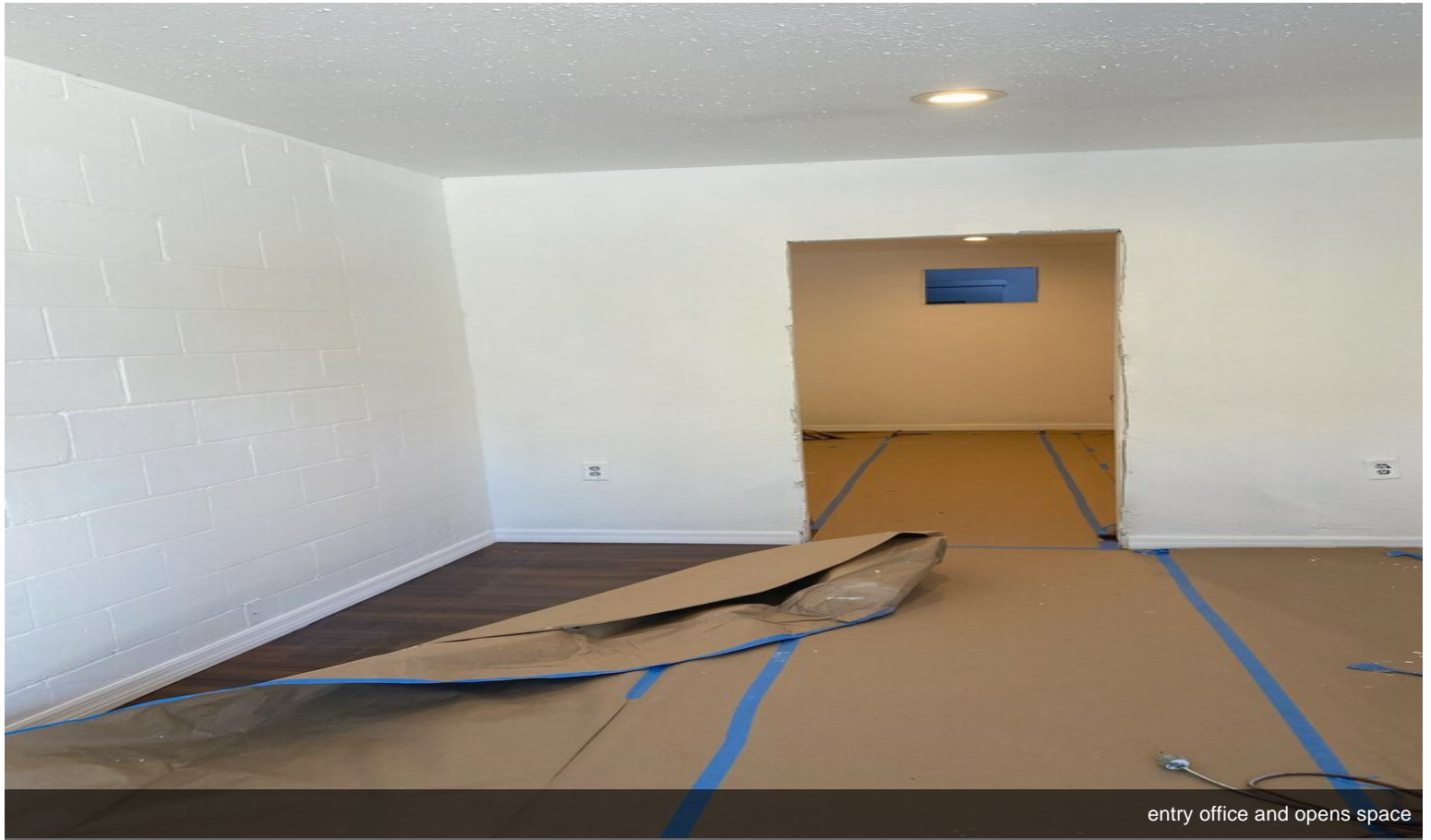


suite 1 warehouse showing new roll up



entry air conditioned space

Property Photos



entry office and opens space

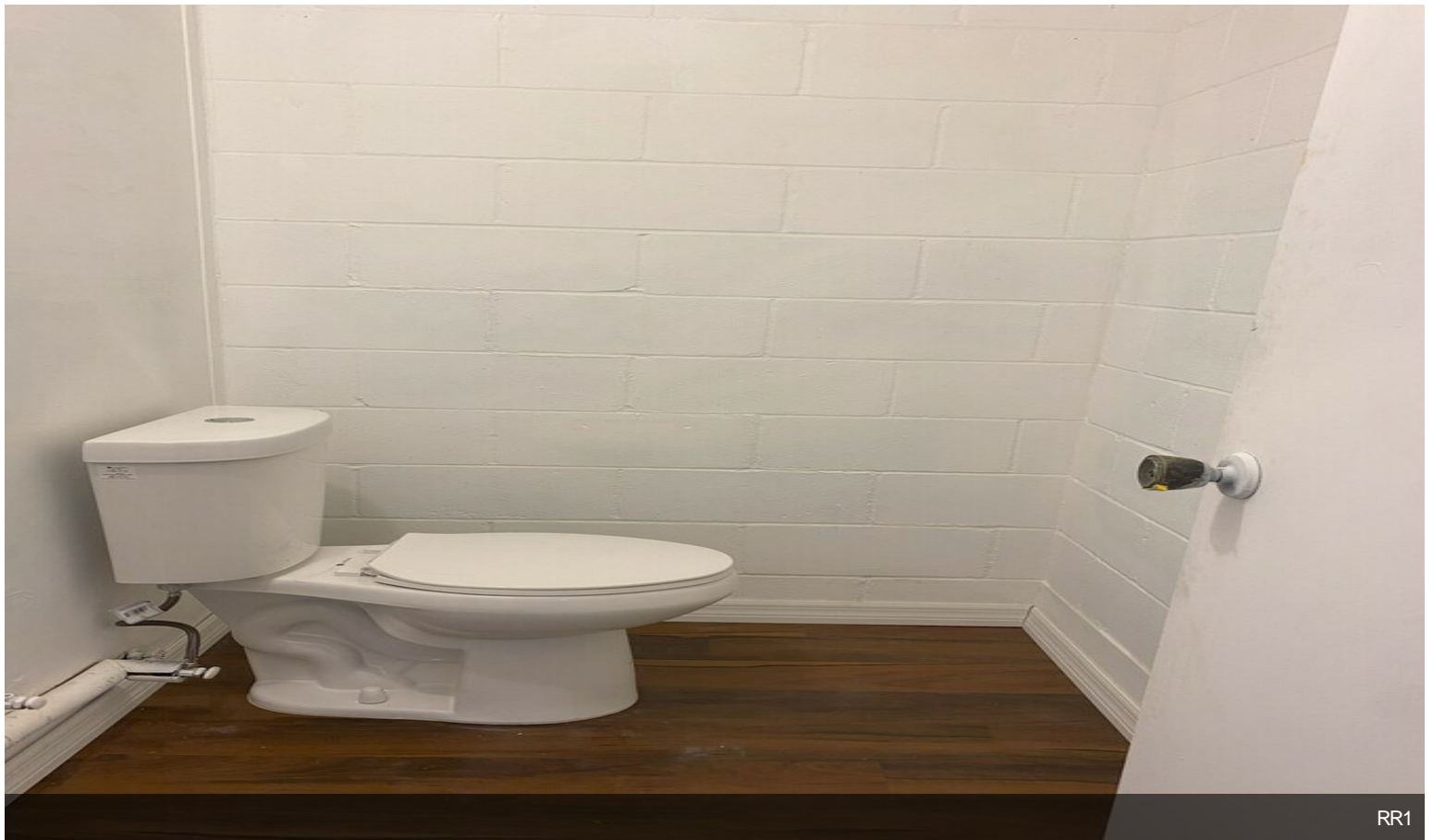


Suite 2 Warehouse

Property Photos



suite 1 warehouse pic



RR1