

INDUSTRIAL PROPERTY FOR LEASE

2421 Dennis Street

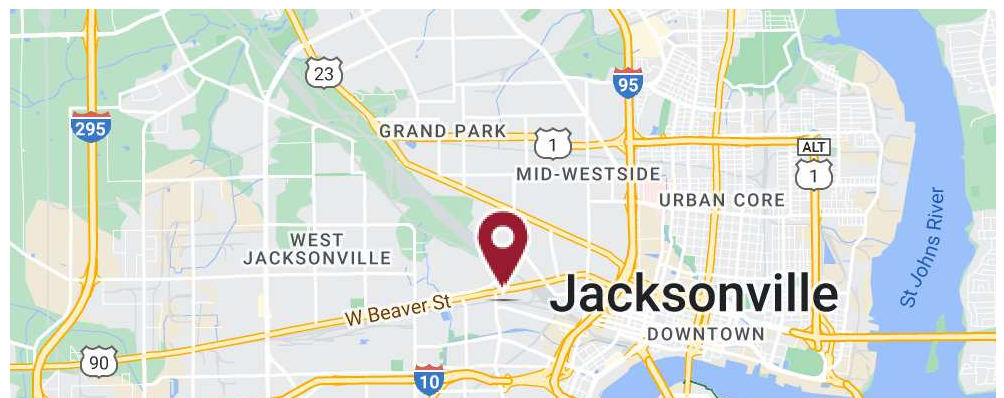


OFFERING SUMMARY

Lease Rate:	\$6.00 NNN
Building Size:	44,080 SF
Available SF:	44,080 SF
Lot Size:	154,188 SF
Number of Units:	1
Zoning:	IL

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 2421 Dennis Street, Jacksonville, FL, 32204. This prime industrial property boasts expansive warehouse space, new CSX rail access, and flexible office configurations, providing an ideal environment for manufacturing and distribution operations. The property is located 1 mile from I-10 and features ample loading docks ensuring efficiency and peace of mind for tenants. With its strategic location and proximity to major transportation routes, the property offers unparalleled logistical advantages. This versatile space is tailored to accommodate a range of industrial needs, making it an excellent choice for businesses seeking a strategic and functional lease opportunity.



Mark Wainwright

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Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

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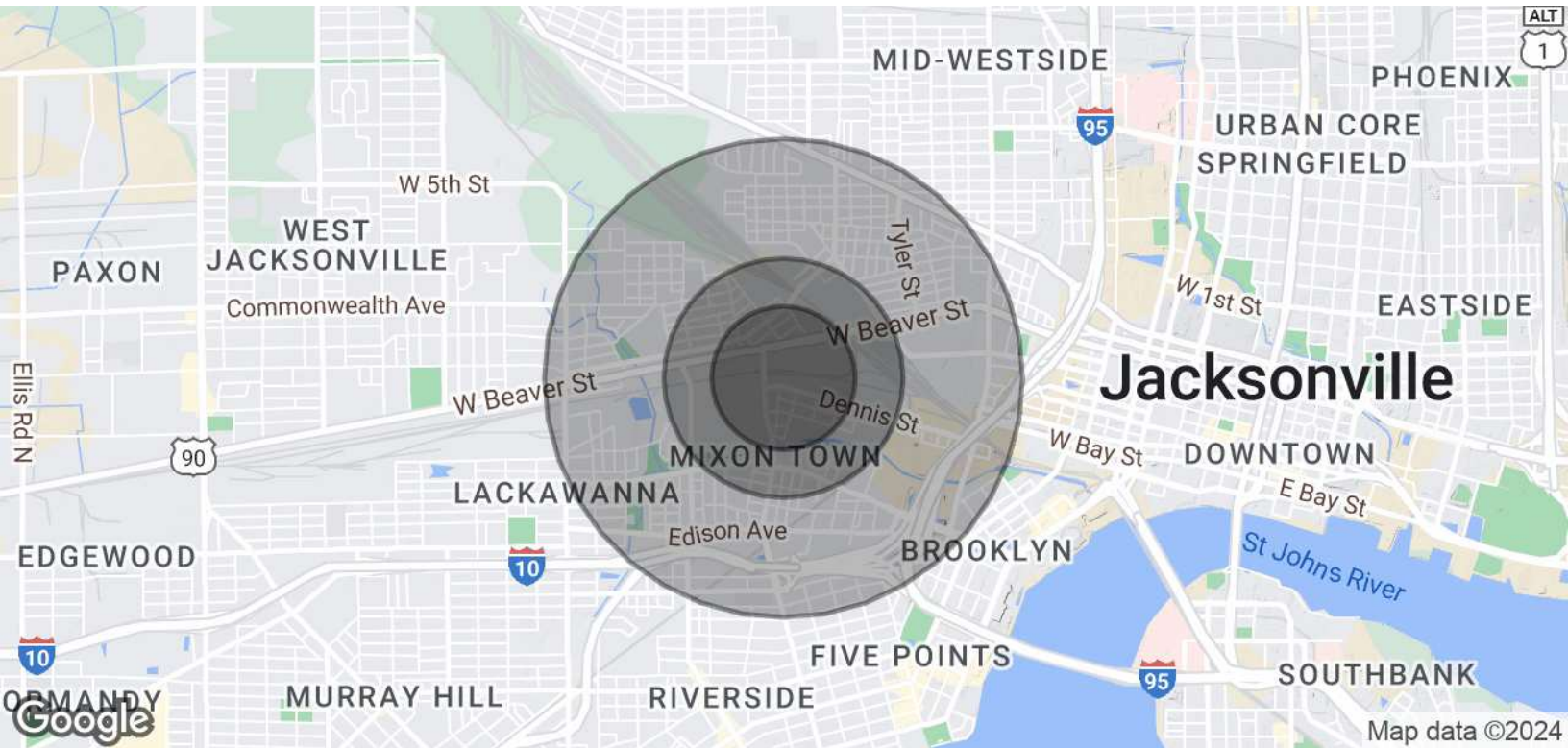
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	298	1,590	10,232
Average Age	40	39	38
Average Age (Male)	40	39	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	613	3,914
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$37,335	\$40,899	\$43,553
Average House Value	\$126,931	\$122,717	\$125,229

Demographics data derived from AlphaMap

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