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Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.
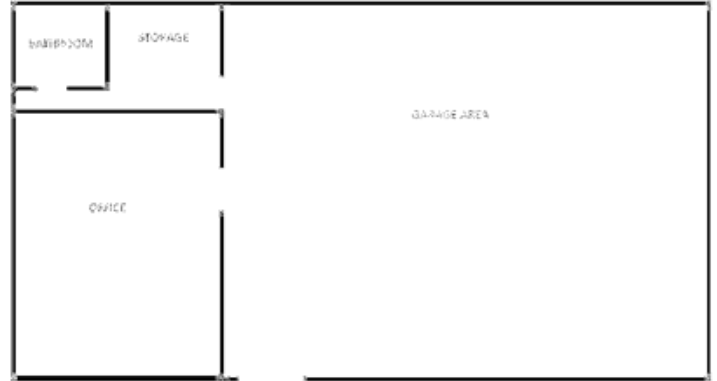
BUILDING 100 A

BUILDING 100

OFFERING SUMMARY

Lease Rate:	$13.00 SF/month (NNN)
Center Size:	49,572 SF
Available SF:	3,000 SF
Zoning:	Light Industrial, IL
Market:	Jacksonville
Submarket:	Southside

PROPERTY HIGHLIGHTS

3000 SF Flex Space Available for Lease in Jacksonville's Southside

Presenting two 1500 SF spaces in a strategically located industrial park. One building includes a bathroom, while the other functions primarily as warehouse space. The landlord is amenable to adding an additional bathroom based on the length of the lease.

Leasing is offered at $13/SF NNN, with an estimated triple net cost of $3.50/SF. The property is centrally located and boasts excellent access to major highways. Additional parking spaces are also available for tenants. This flexible space is ideal for a variety of commercial uses.

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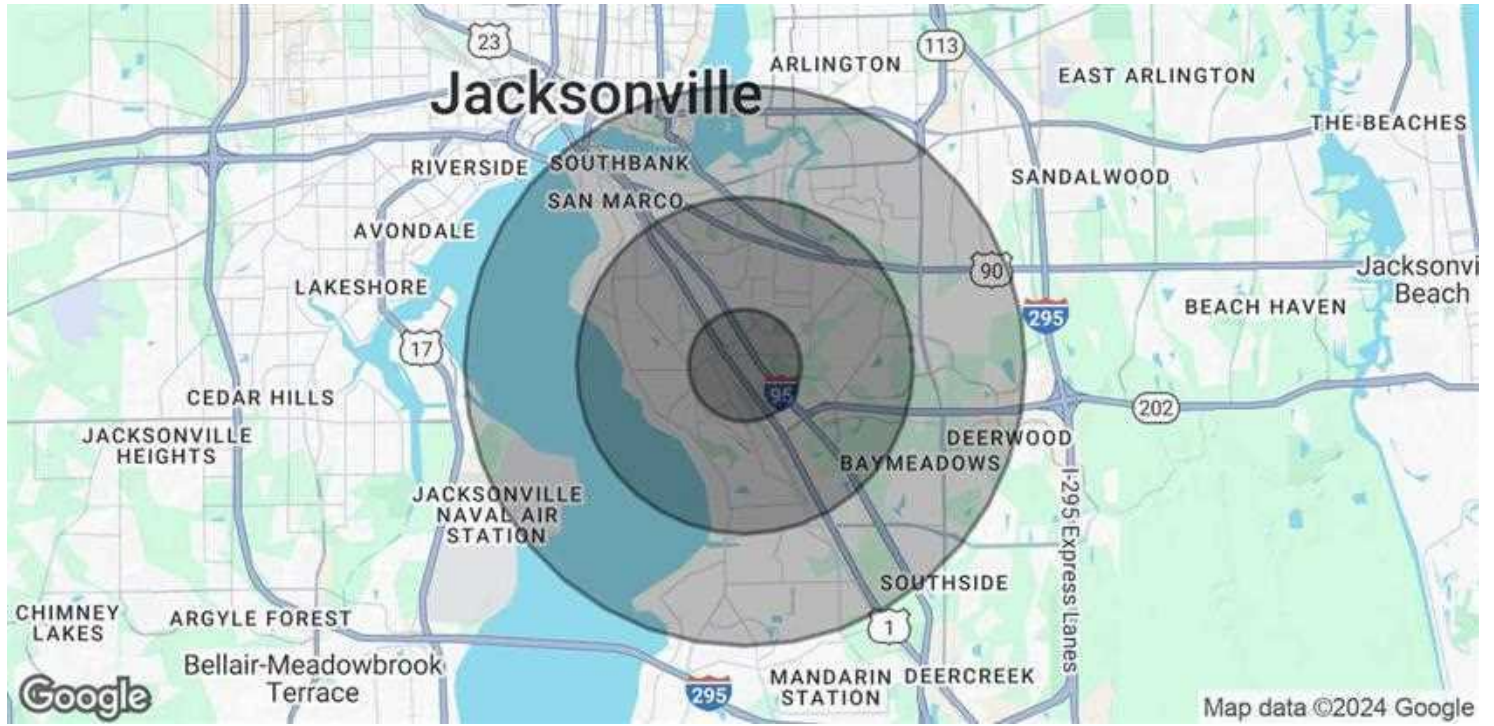Director
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,085	75,997	185,399
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,712	31,864	80,381
# of Persons per HH	2.4	2.4	2.3
Average HH Income	$64,506	$84,452	$87,985
Average House Value	$270,248	$339,332	$323,071

Demographics data derived from AlphaMap

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