

# INDUSTRIAL PROPERTY FOR LEASE

## 1133 Baisden Rd Jacksonville, FL 32218

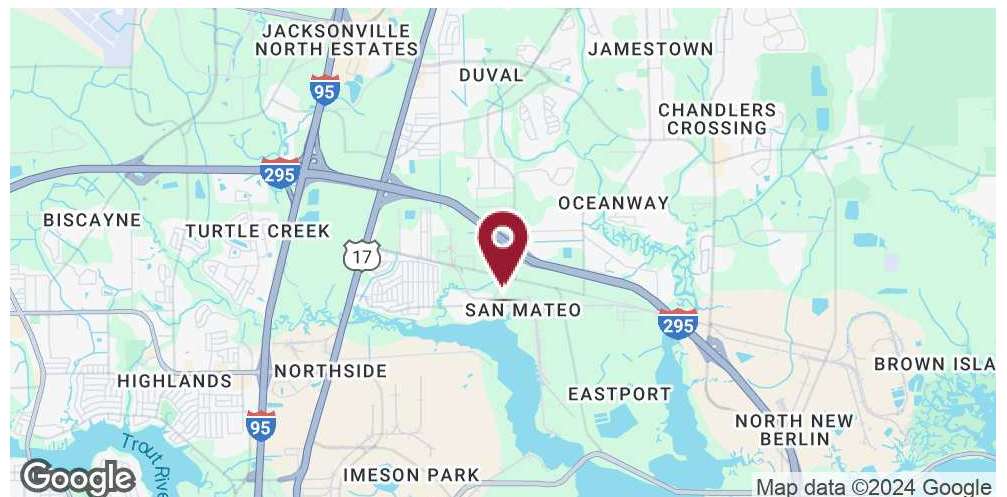


### FEATURES

Lease Rate:	\$18.50 PSF, NNN
Office SF:	6,400 SF
Maintenance Facility SF:	9,680 SF
Loading:	5 Grade Level Doors
Lot Size:	4.74± AC
Clear Height:	20'
Zoning:	Industrial Light (IL)

### OVERVIEW

Pine Street / RPS is proud to present this unique property in Jacksonville's Northside submarket. Located close in proximity to the JaxPort and the Interstate, it is the ideal location for an array of businesses. With a standalone office and independent maintenance facility, the property has the ability to accommodate a single tenant or multiple tenants (see aerial). Where one tenant would take the office and yard space and the other takes the maintenance facility/office and yard space.



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



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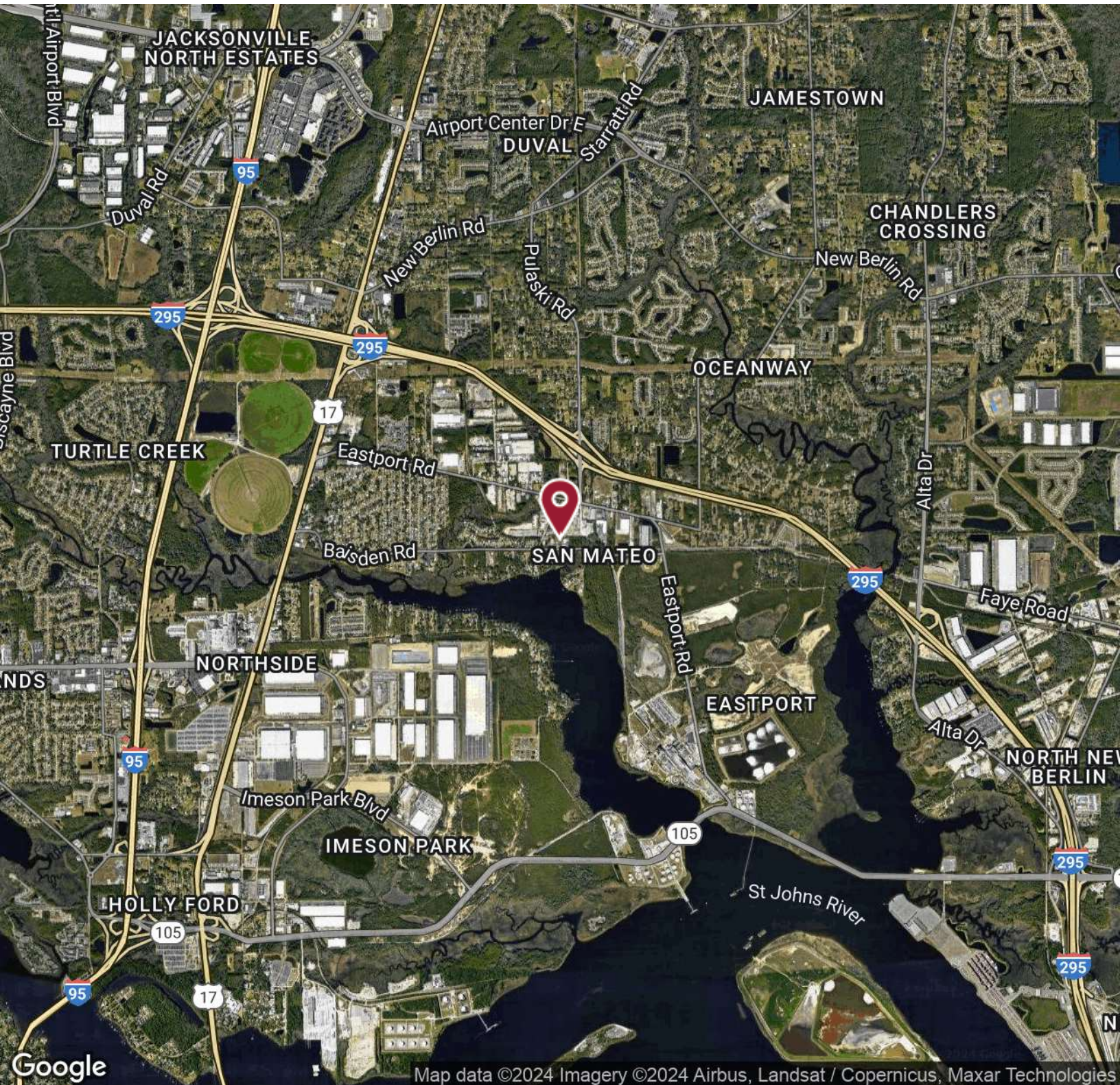
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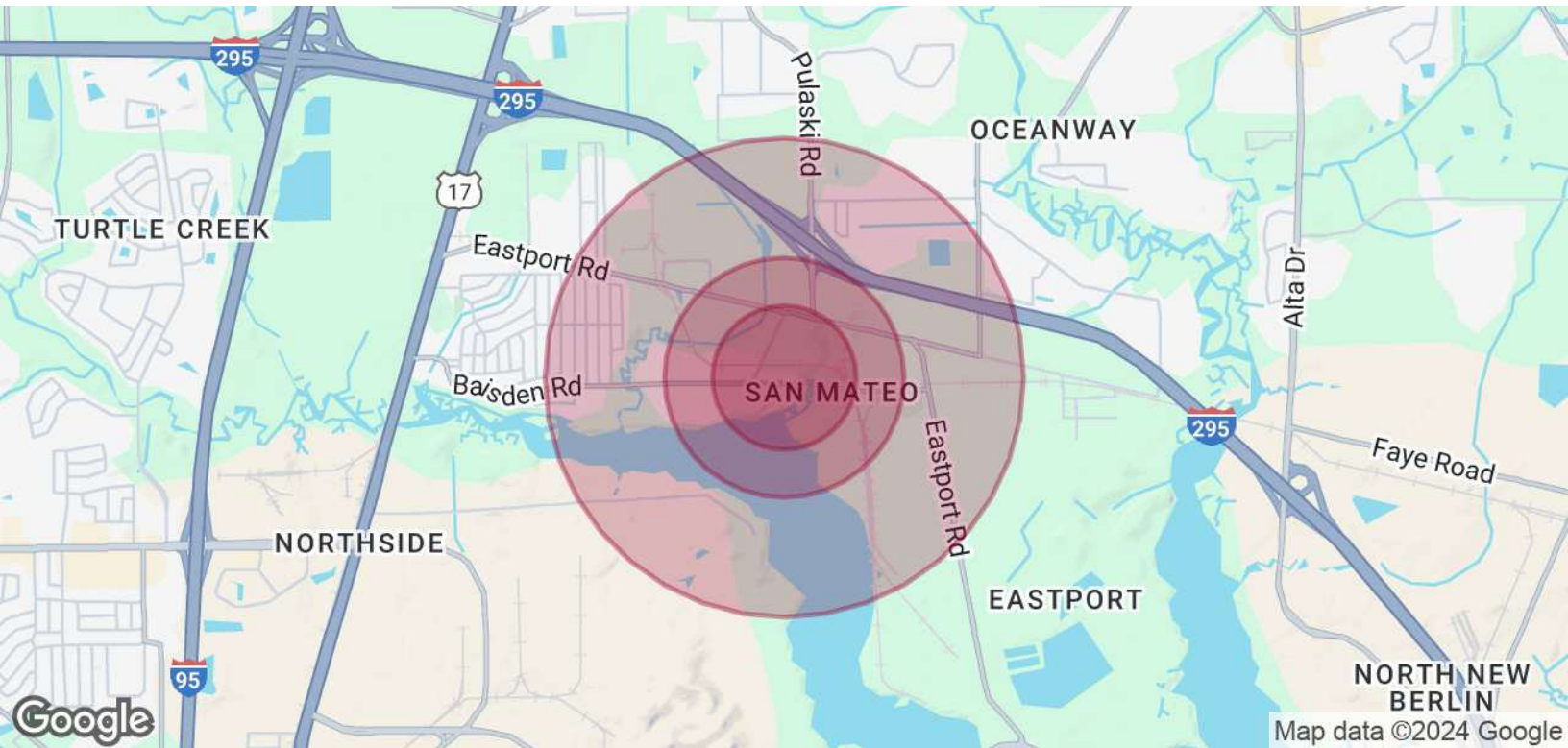
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	52	129	2,368
Average Age	40	39	39
Average Age (Male)	39	39	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	46	869
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$98,557	\$97,011	\$92,165
Average House Value	\$340,711	\$333,793	\$302,308

Demographics data derived from AlphaMap

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