

**FLEX WAREHOUSE - FOR SUBLEASE**



**Highlights:**

- Reception Area
- Front Offices & Restrooms
- (2) Drive-In Doors: 10' x 12'
- Security System
- Ceiling Height: 18'
- Power: 3-Phase/208V

**Offering Summary:**

<b>Suite 407-408:</b>	3,000 SF
<b>Sublease Rate:</b>	\$10.40/SF (NNN)
<b>Lease Expiration:</b>	February 28, 2027
<b>NNN's:</b>	\$4.03/SF
<b>Zoning:</b>	IL (Light Industrial)

**Summary:**

In-demand flex warehouse space now available. The property is located just west of Phillips Highway and just south of Sunbeam Road, making this an ideal, central location for any contractor seeking an office with warehouse and parking.

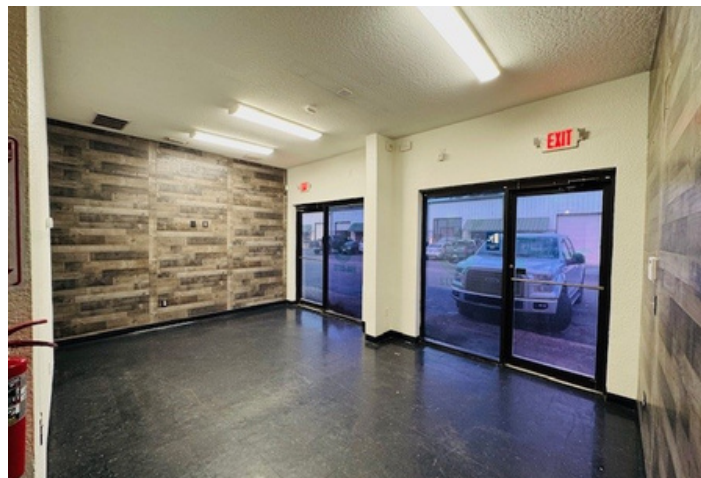
[KYLE@VANCAMPCOMMERCIAL.COM](mailto:KYLE@VANCAMPCOMMERCIAL.COM)

# 9556 Historic Kings Rd. S.

## Suites 407-408

### Property Photos

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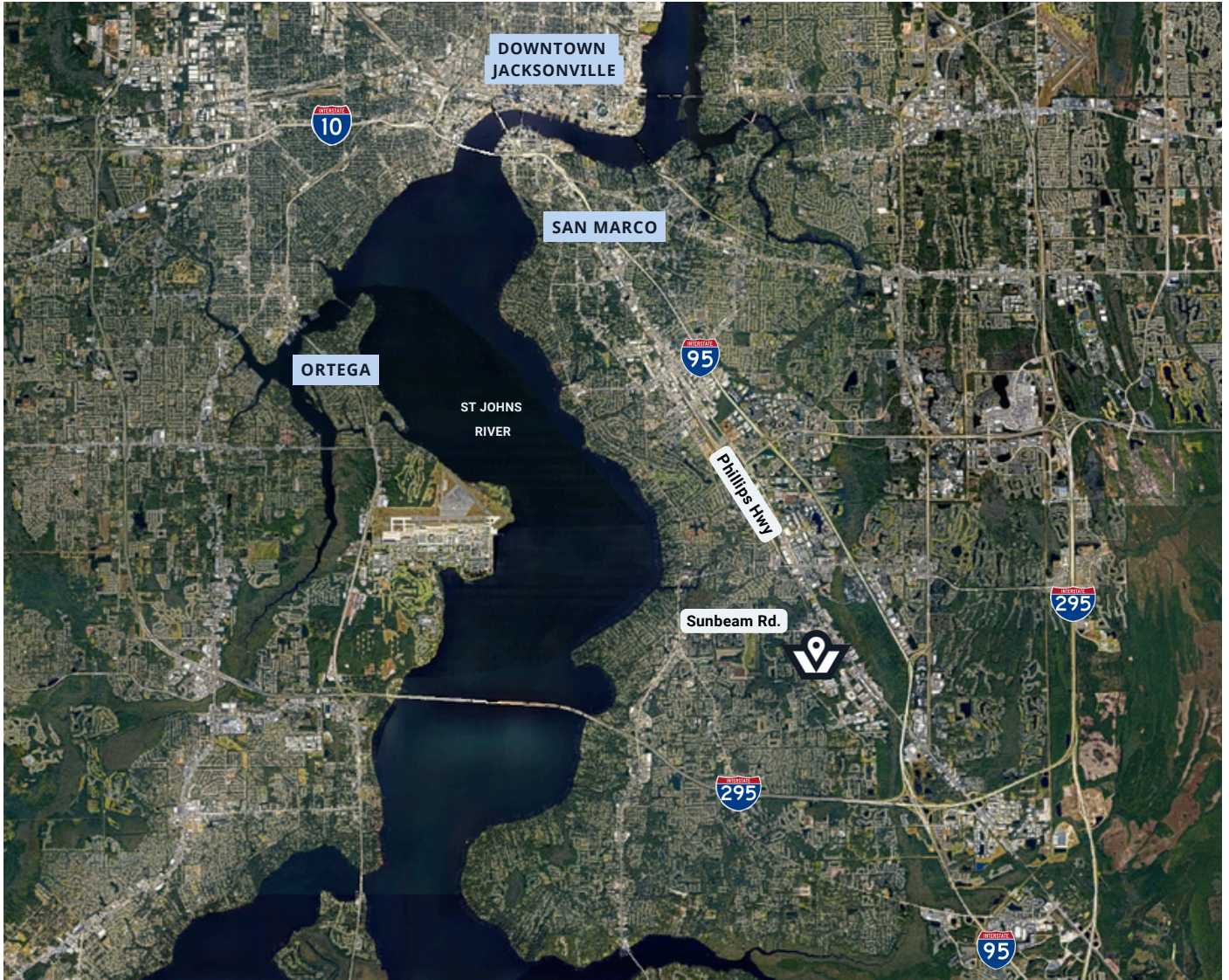


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# 9556 Historic Kings Rd. S. Suites 407-408 Property Map



**Kyle VanCamp**  
BROKER | OWNER

(904) 604 8189  
kyle@vancampcommercial.com

1505 Dennis St., Ste 105  
Jacksonville, FL 32204



KYLE@VANCAMPCOMMERCIAL.COM