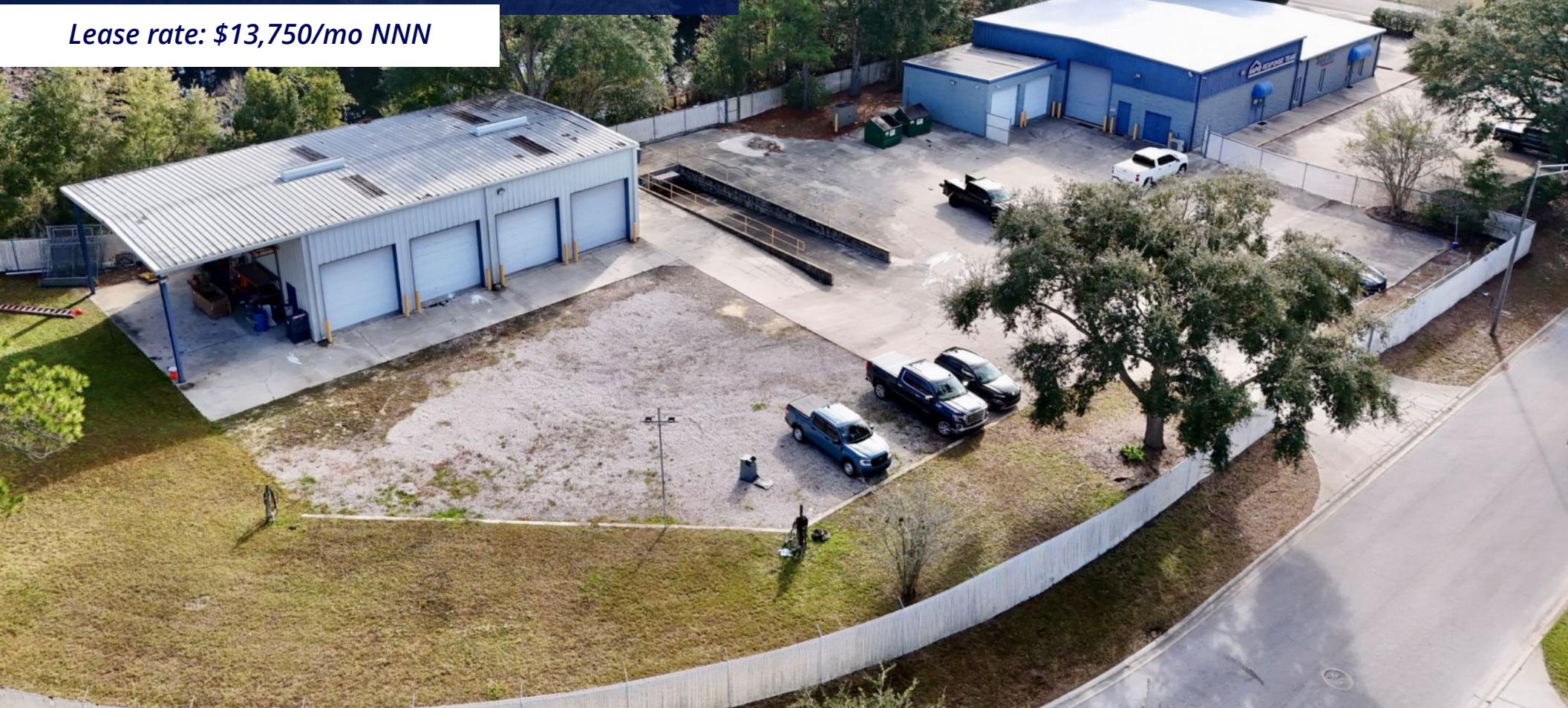


9,225± SF Warehouse Available for Lease

7091 Davis Creek Road, Jacksonville, FL 32256

Lease rate: \$13,750/mo NNN

Colliers



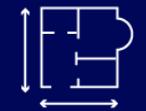
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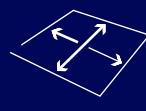
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76 S Laura Street
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Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville

PROPERTY Overview



9,225± SF



1.30± AC



Light Industrial (IL)

Building size:

Main building: 6,025± SF
• Office: 3,953± SF
• Warehouse: 2,072± SF
Free standing warehouse: 3,200± SF
• Canopy: 800± SF

Land size (usable):

1.30± AC

Zoning:

Light Industrial (IL)

Year built/renovated:

1997/2020

Loading:

(7) grade level doors
(1) dock well

Clear height:

20'

Utilities:

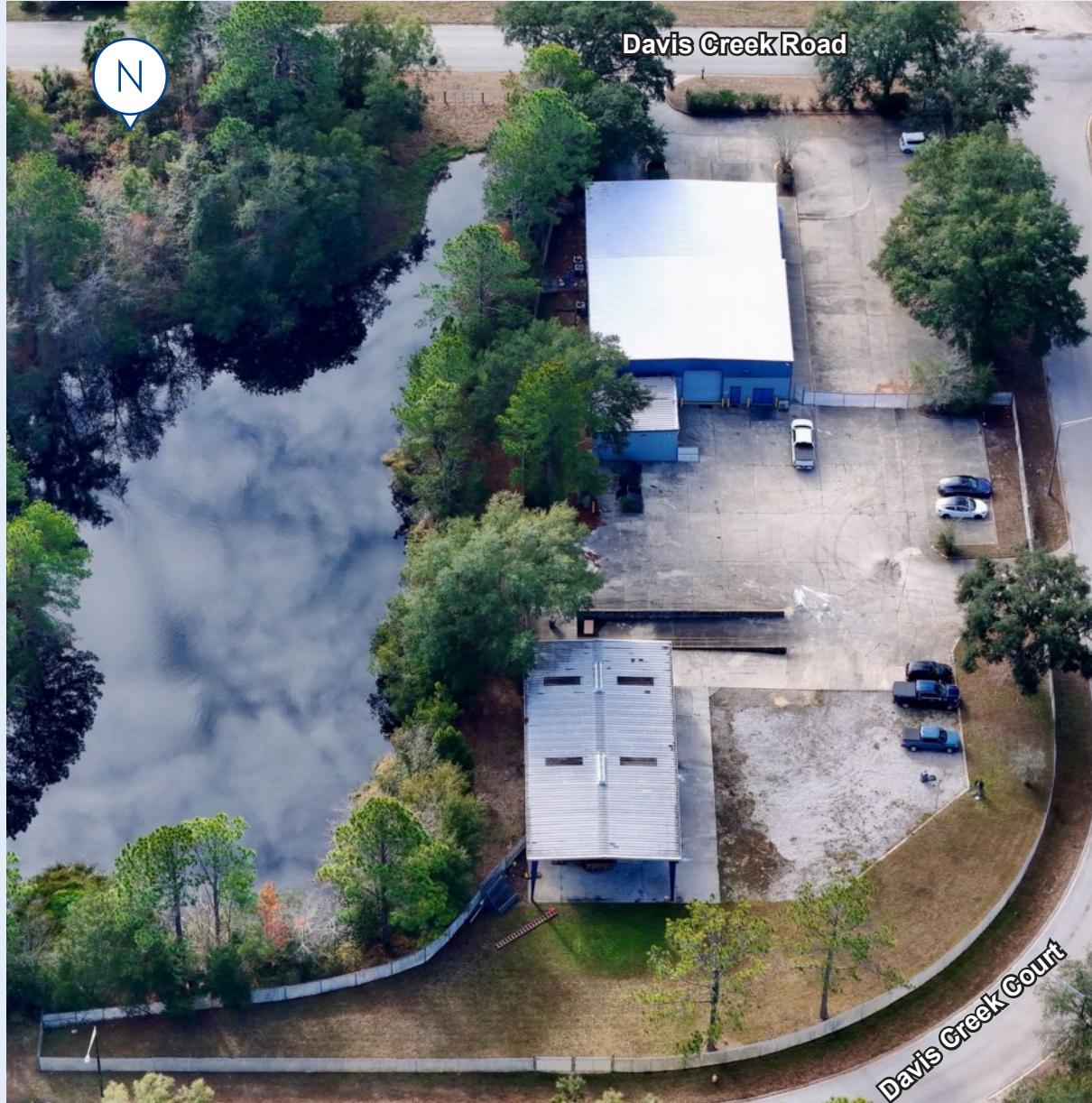
Electric, water, sewer (JEA)

Parking:

20 parking spaces

Parcel:

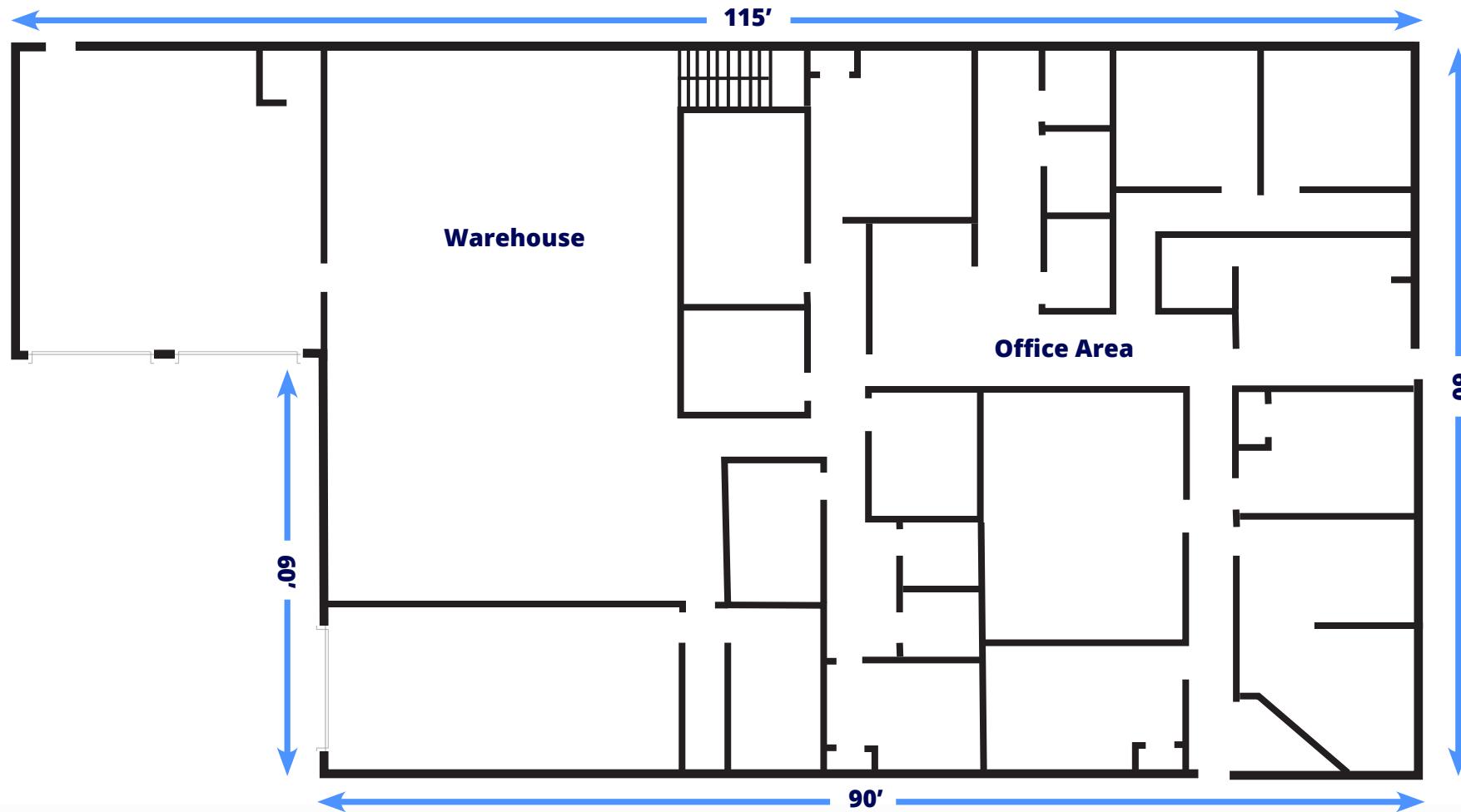
168080-8100 (Duval County)



PROPERTY

Floor Plan | 6,025± SF

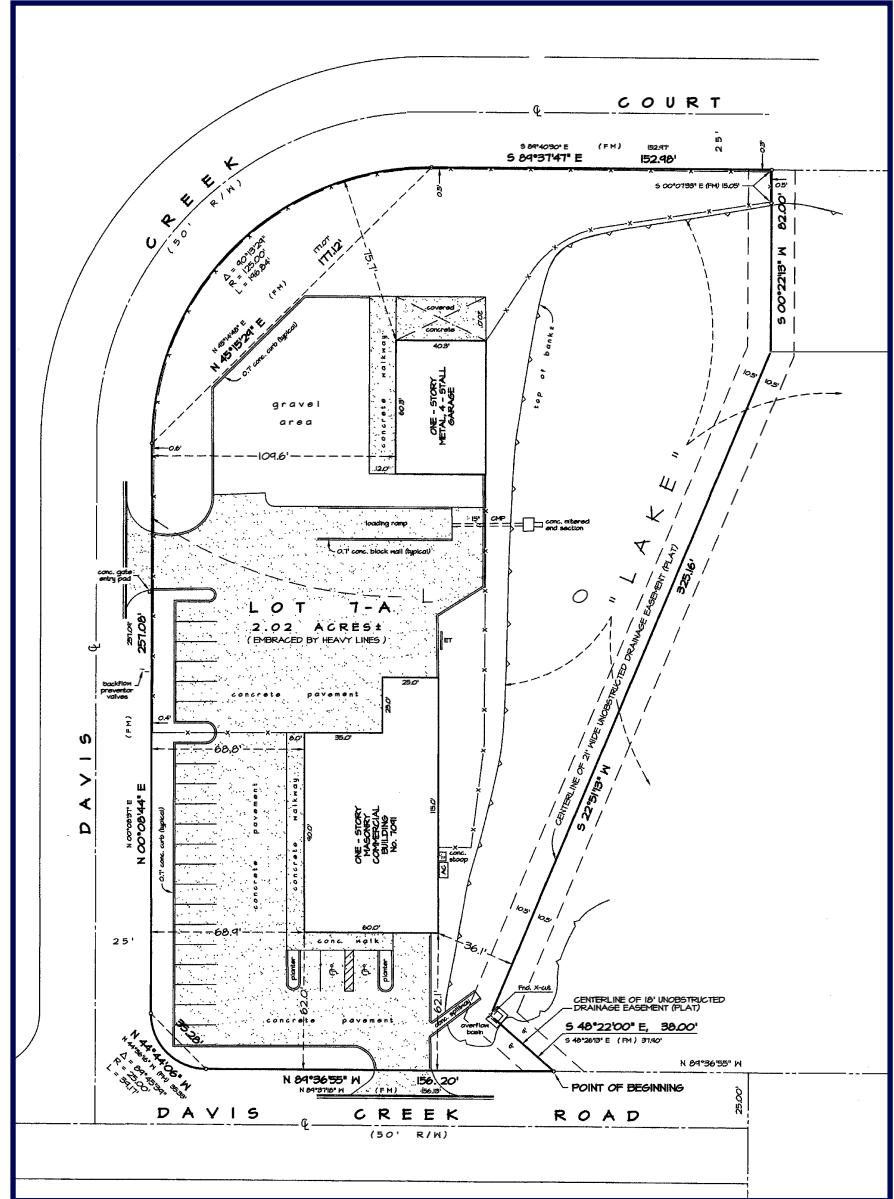
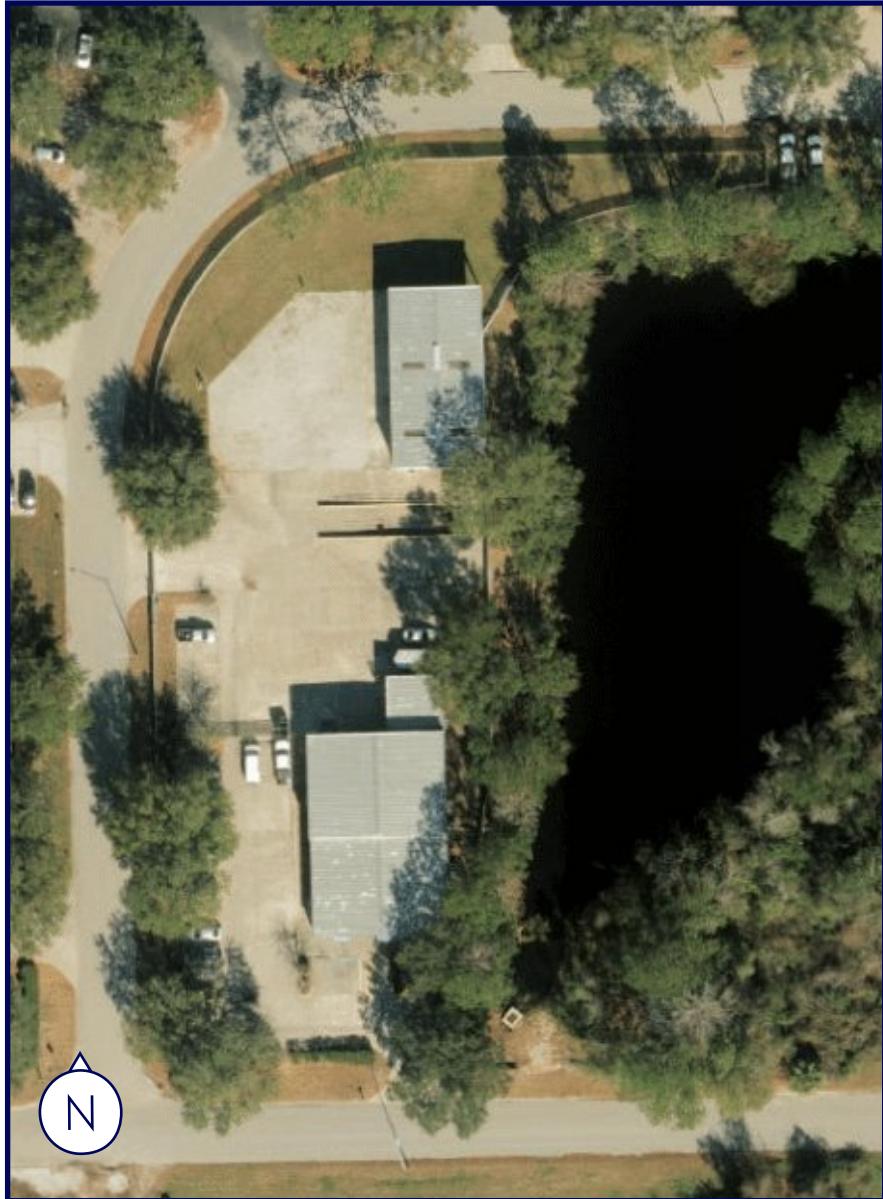
Building 1



PROPERTY Survey



Click to view

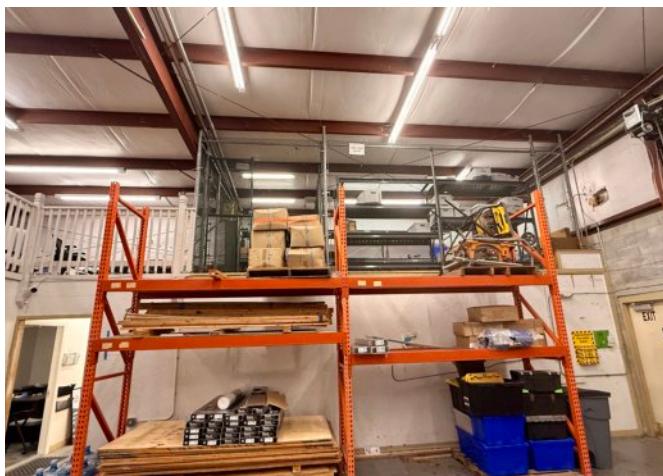


1160695

7091 Davis Creek Road

Property Photo Gallery

Building 1



PROPERTY
Photo Gallery

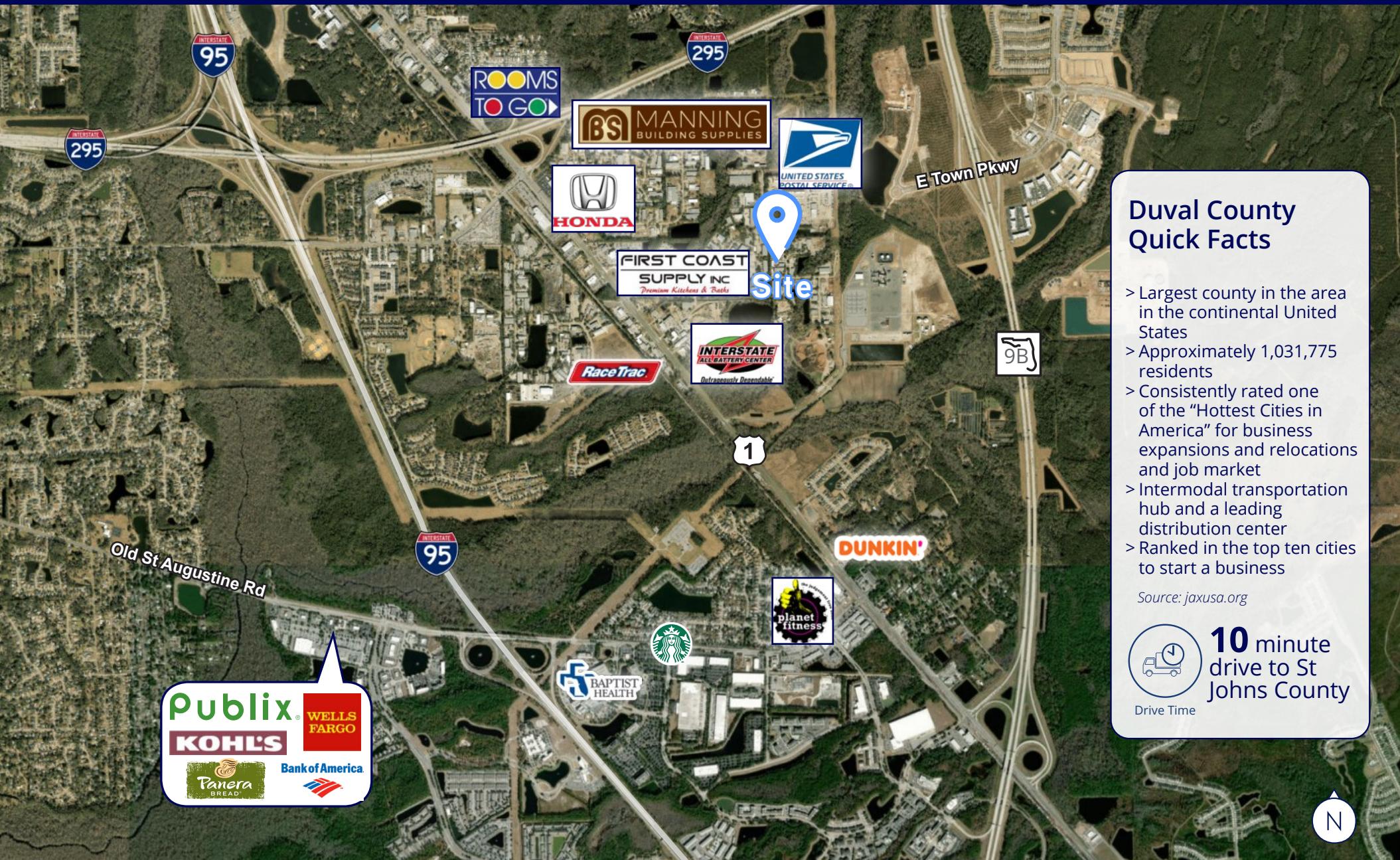
Building 2



PROPERTY Location



Click to view location



Duval County Quick Facts

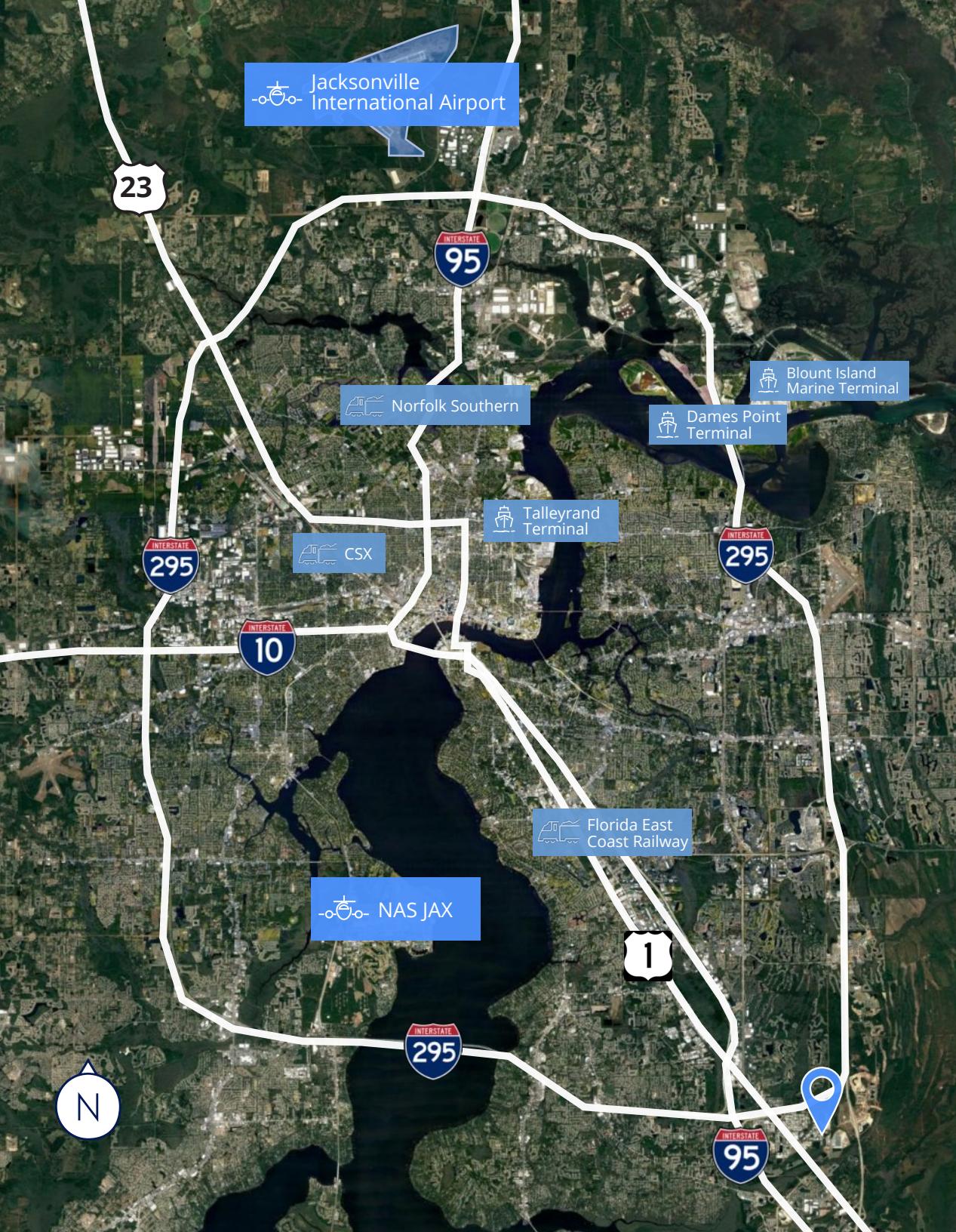
- > Largest county in the area in the continental United States
- > Approximately 1,031,775 residents
- > Consistently rated one of the "Hottest Cities in America" for business expansions and relocations and job market
- > Intermodal transportation hub and a leading distribution center
- > Ranked in the top ten cities to start a business

Source: jaxusa.org



10 minute
drive to St
Johns County

Drive Time



Interstate 295 1 mile

US 1 1 mile

Interstate 95 3 miles

Interstate 10 17.9 miles

US 23 21 miles

Florida East Coast Railway 10.5 miles

 CSX - Moncrief Yard 19.8 miles

Norfolk Southern Intermodal 24.8 miles

 NAS JAX 14.8 miles

Jacksonville Int'l Airport 31.3 miles

 JAXPORT | Talleyrand 19.3 miles

 JAXPORT | Dames Point 21.7 miles

 JAXPORT | Blount Island 22.2 miles



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