

FOR LEASE

Flexible Warehouse Suites with Outside Storage

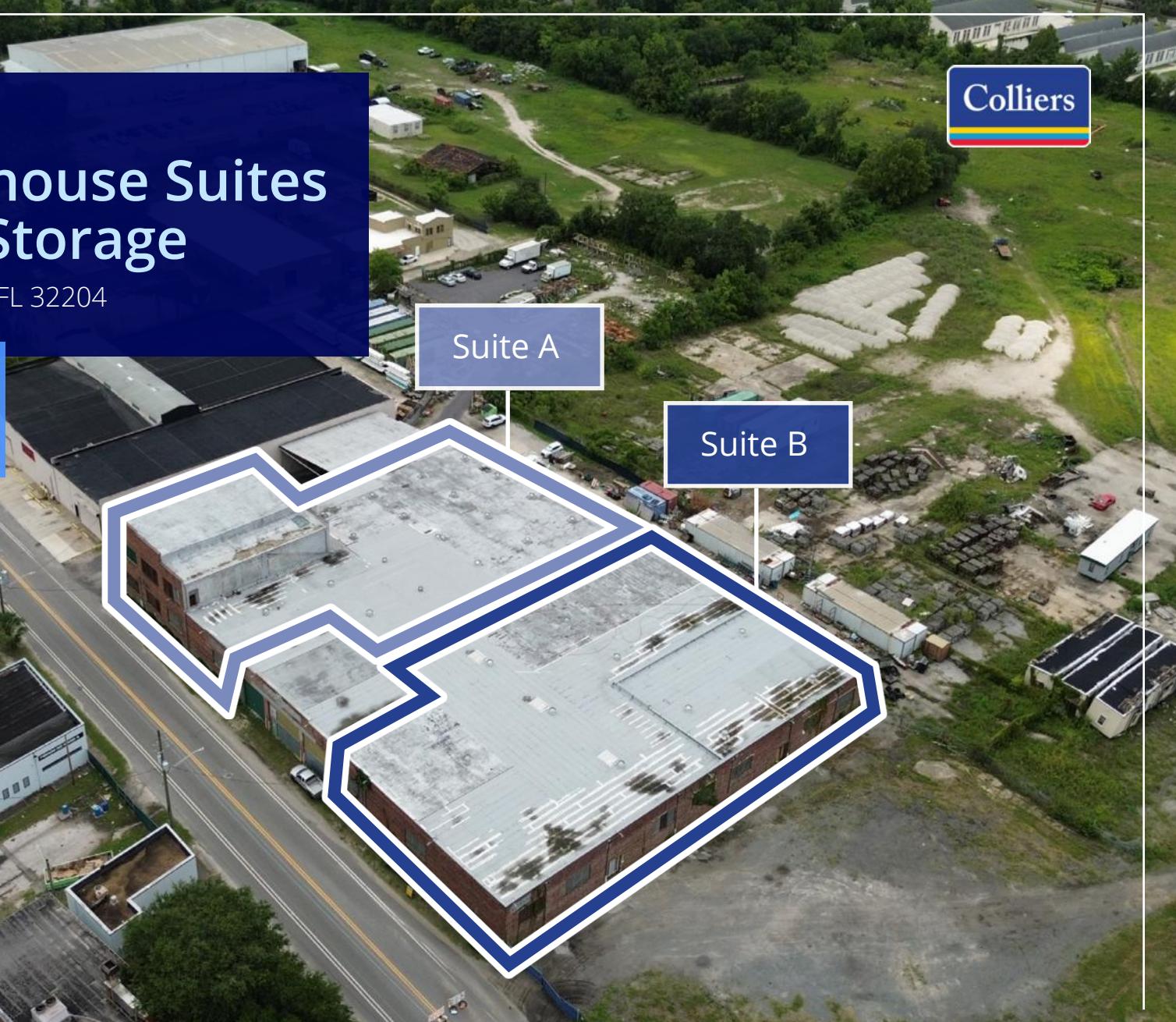
106 Stockton St. | Jacksonville, FL 32204

51,625± SF on 2.91 Acres

Suite A: \$5.50/SF NNN

Suite B: Negotiable

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76 S. Laura St., Ste. 1500

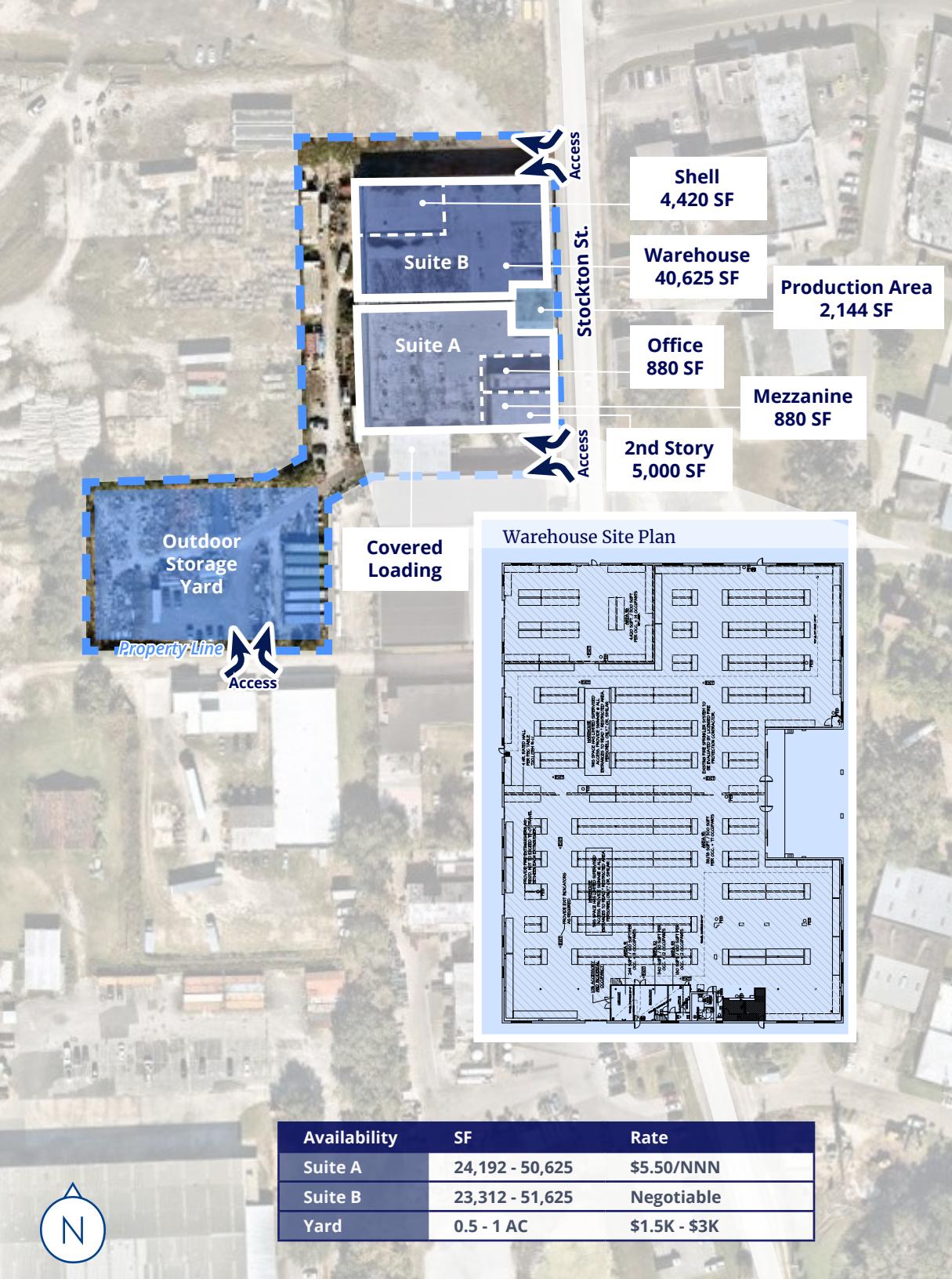
Jacksonville, FL 32202

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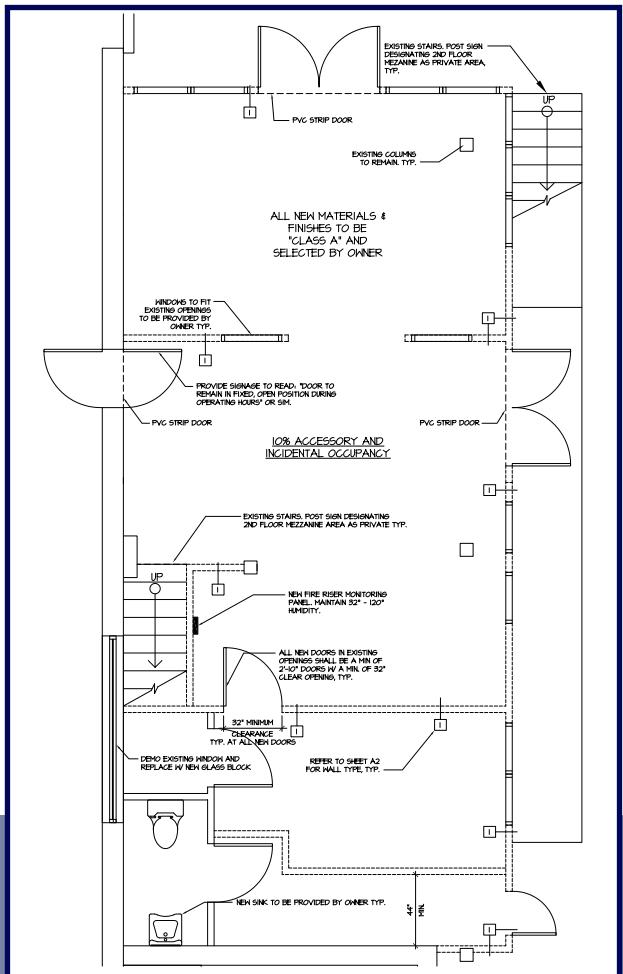
Property Details

Address	106 Stockton St, Jacksonville, FL 32204
Parcel ID	076759-0000 076760-0000
Submarket	Downtown
Total Building SF	51,625
Available SF	Suite A: 24,192 SF Suite B: 23,312 SF
Office SF	Suite A: 880 + 880 SF finished mez Suite B: 4,420 SF shell
Total Acreage	2.91 AC
Outdoor Storage	1.02 AC paved & gated
Covered Loading Area	2,640 SF
Tenancy	Single or Multi
Building Dimensions (D' X W')	190' X 255'
Clear	17'
Column Spacing	20' x 20'
Load Type	Side/rear/front
Dock High Ramp	Dock high platform: 2 positions 1 Isuzu height, 1 semi truck position, ramp to dock with four doors: (1) 12' x 10' (2) 6' x 8' (1) 10' x 8'
Van Height	5+
Grade Level	1 Oversized (12'x12')
Auto Parking	30+
Sprinkler	Dry Pipe
Power	(2) 400 AMPs 3Phase 220V
Zoning Use	IL/LI
Flood Zone	X
Year Built	1927
Highlights	<ul style="list-style-type: none"> Flexible suite sizes 8 - 16 HVLS fans 2,144 SF of production area with dust collectors/exhaust fans in place Located in an Opportunity Zone, which could offer alignment with CSR or ESG goals & city incentives Opportunity Zone: Click here Downtown Investment Authority: Click here 3 Ingress and egress points 1.02 AC of gated and improved outdoor storage available on site
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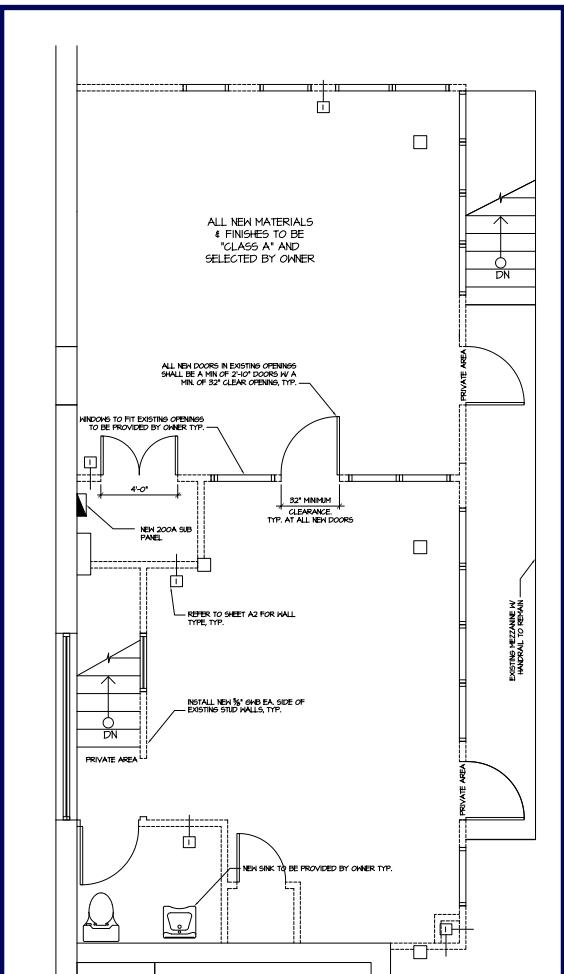


Office & Floor Plan

1st Floor Office



2nd Story Mezzanine



Interior Photos

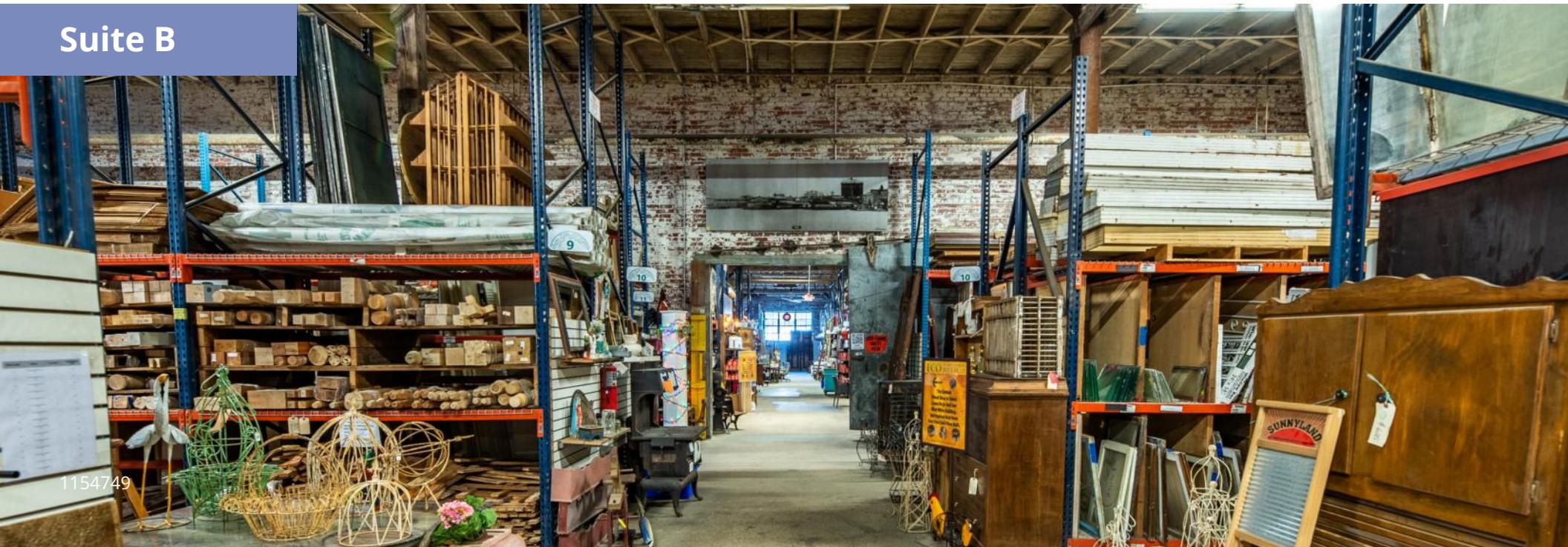
Suite A



Suite A



Suite B





Location Overview

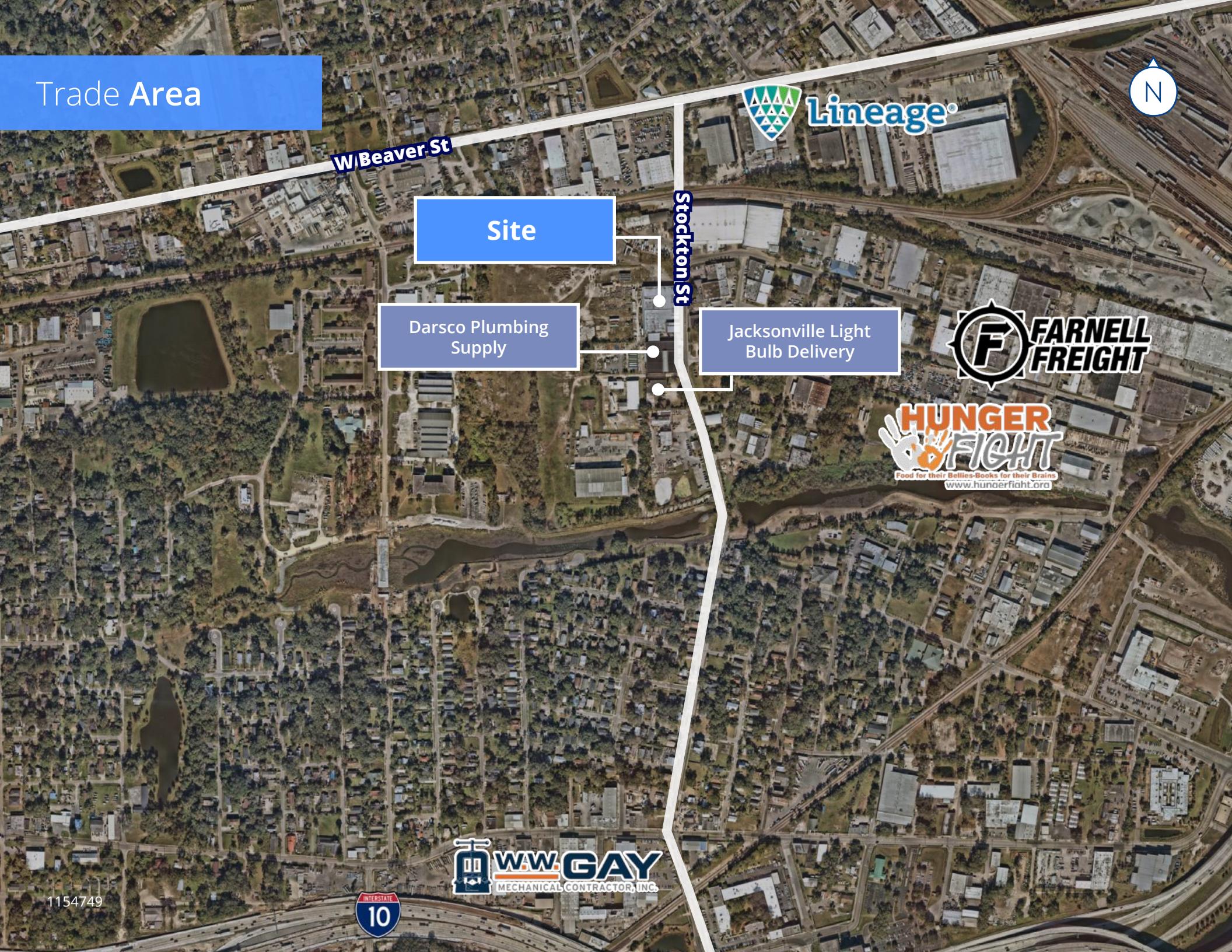


	Interstate 95	1.5 mile
	Interstate 10	2.2 miles
	Interstate 295	4.7 miles
	Norfolk Southern Intermodal Facility	6.9 miles
	FEC Intermodal Facility	8.1 miles
	CSX Intermodal Facility	8.2 miles
	Jacksonville Int'l Airport	16.6 miles
	JAXPORT Talleyrand	5.2 miles
	JAXPORT Dames Point	13.7 miles
	JAXPORT Blount Island	16.9 miles
	Port of Savannah	144 miles
	Port of Tampa	299 miles
	Port of Charleston	242 miles

Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

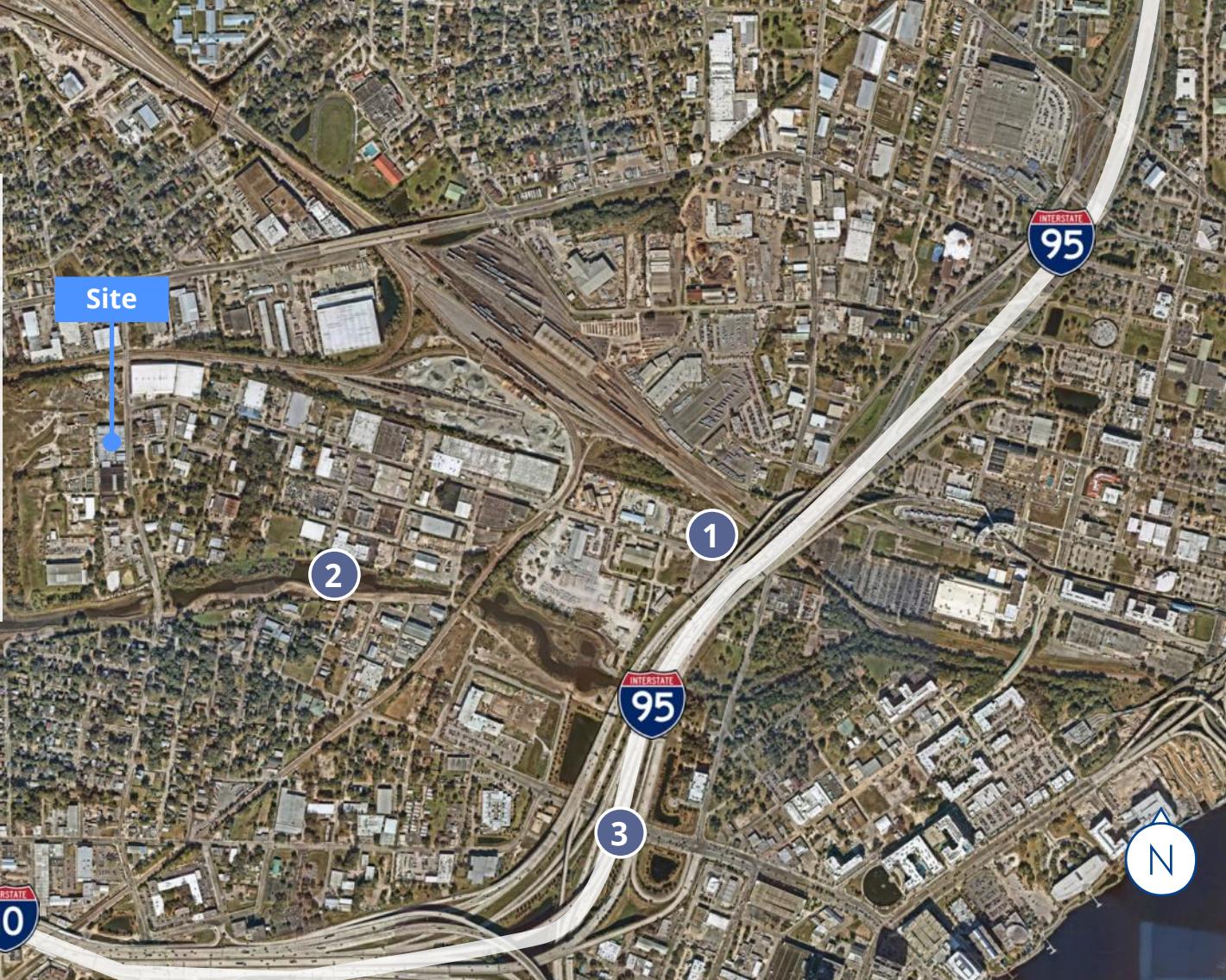
Trade Area



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Trade Area

- 1 Dennis + Ives Mixed Use Campus** Creative, mixed-use redevelopment in Jacksonville's Rail Yard District that transforms a former cold-storage warehouse into vibrant coworking offices, galleries, dining venues, and event spaces.
- 2 McCoy's Creek Outfall** will help with continued development in downtown Jacksonville. Creating a picturesque recreational destination and reducing flooding in the area.
- 3 FDOT \$174M Upgrades** to I-10 to increase logistical capabilities/ connectivity



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