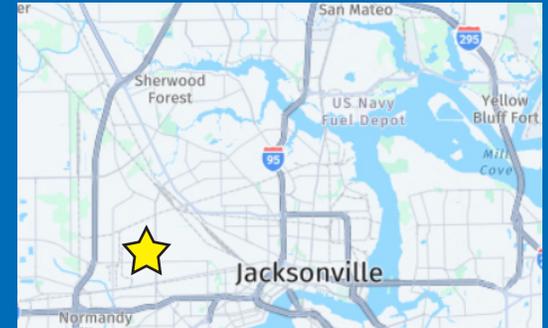


# ±31,000 SF OFFICE/WAREHOUSE FOR LEASE 2.23 AC OUTDOOR STORAGE FOR LEASE

1116 N Edgewood Ave, Jacksonville, FL 32254

- ±21,000 SF Office
- ±10,000 SF Warehouse
- ±2.23 AC Outdoor Storage
- Located in the Westside Industrial Submarket
- Excellent access to I-295, I-95, and I-10
- Direct Frontage on Edgewood Ave with AADT of 26,500 Cars Per Day



## LOCAL MARKET EXPERTS

**MIKE FINN**

Vice President

[mfinn@phoenixrealty.net](mailto:mfinn@phoenixrealty.net)

904.399.5222

**FORREST GIBSON, CCIM**

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**JOHN RICHARDSON, SIOR**

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**NEWMARK**  
PHOENIX REALTY GROUP

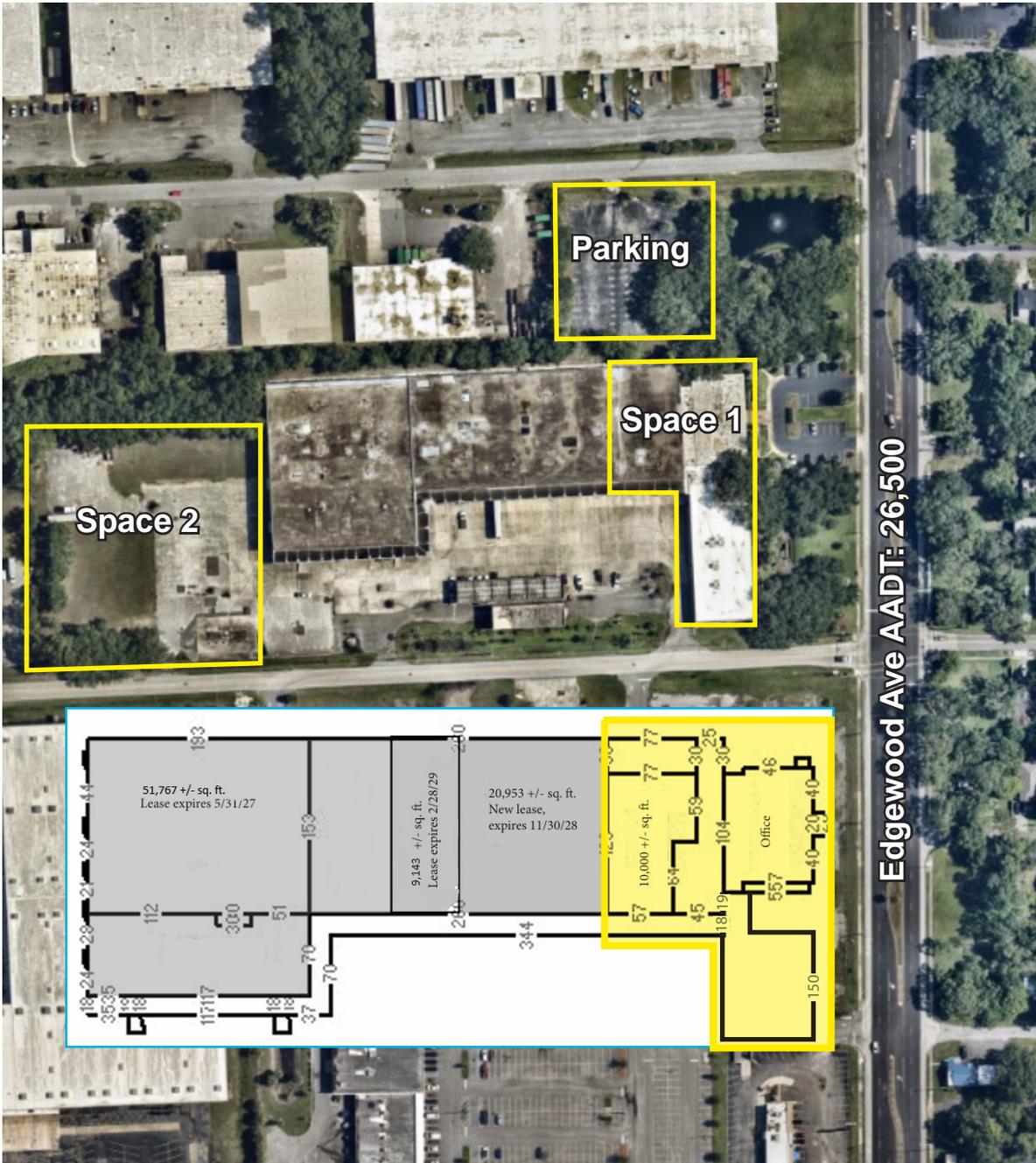
Newmark Phoenix Realty Group, Inc.

10739 Deerwood Park Blvd. #310

Jacksonville, FL 32256

# PROPERTY OVERVIEW

1116 N Edgewood Ave, Jacksonville, FL 32254



## SPACE 1: OFFICE/WAREHOUSE

<b>Office Size:</b>	±21,000 SF
<b>Warehouse Size:</b>	±10,000 SF (excluding ±5,000 SF Mezz)
<b>Availability:</b>	Office/Warehouse can be leased together or separately
<b>Year Built:</b>	1968, 1979, 1993
<b>Column Bay Spacing:</b>	30' D x 40' W
<b>Doors:</b>	2 Dock Doors, 2 Levelers
<b>Dock:</b>	102' long covered loading dock
<b>Ceiling Clear Height:</b>	±21'
<b>Fire Protection:</b>	Ability to facilitate ESFR
<b>Car Parking:</b>	±60 parking spots (North and East lots)
<b>Warehouse Lighting:</b>	Florescent and Halide
<b>Exterior Structure:</b>	Concrete
<b>Utilities:</b>	Water and Sewer - JEA
<b>Zoning:</b>	IL Industrial Light
<b>Security:</b>	Fenced

## SPACE 2: INDUSTRIAL OUTDOOR STORAGE

<b>Size:</b>	±2.23 AC (±1 AC paved)
<b>Potential Uses:</b>	Container storage, equipment staging, material stockpiling, fleet parking, and laydown operations.
<b>Zoning:</b>	IL Industrial Light

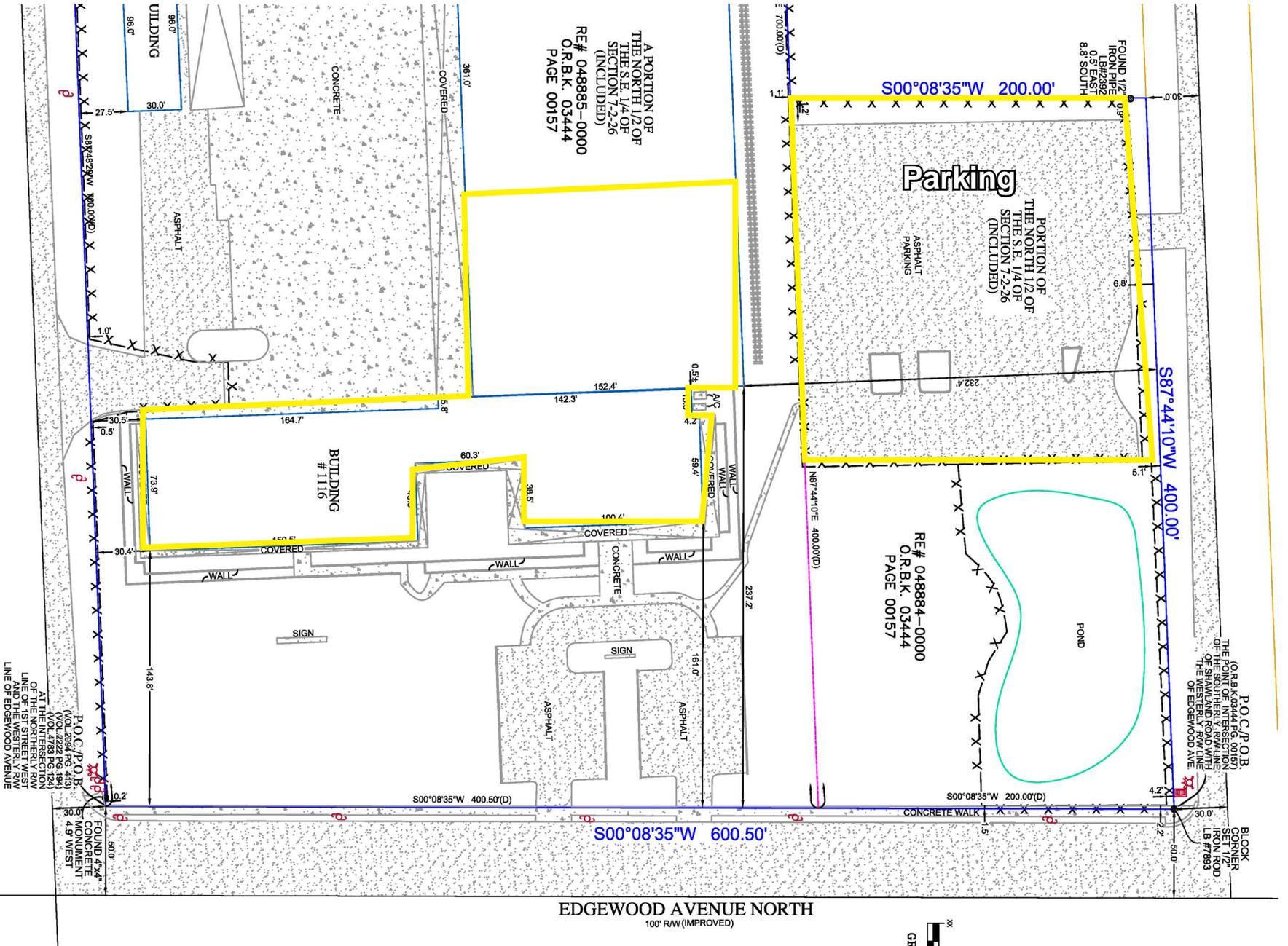
# PROPERTY PHOTOS

1116 N Edgewood Ave, Jacksonville, FL 32254



# SITE PLAN

1116 N Edgewood Ave, Jacksonville, FL 32254



A PORTION OF  
THE NORTH 1/2 OF  
THE S.E. 1/4 OF  
SECTION 7-2-26  
(INCLUDED)  
RE# 048885-0000  
O.R.B.K. 03444  
PAGE 00157

RE# 048884-0000  
O.R.B.K. 03444  
PAGE 00157

P.O.C./P.O.B.  
(VOL. 2004 PG. 413)  
AT THE INTERSECTION  
OF THE NORTHERLY RAW  
LINE OF 1ST STREET WEST  
AND THE WESTERLY RAW  
LINE OF EDGEWOOD AVENUE

P.O.C./P.O.B.  
(O.R.B.K. PG. 00157)  
THE POINT OF INTERSECTION  
OF THE SOUTHERLY RAW LINE  
OF SWANWOOD ROAD WITH  
THE WESTERLY RAW LINE  
OF EDGEWOOD AVE

EDGEWOOD AVENUE NORTH  
100' RW (IMPROVED)



(A) SET 1/2" IRON ROD LB#7893

# THE IDEAL LOCATION

1116 N Edgewood Ave, Jacksonville, FL 32254



Distance To:	Miles
Interstate 295	2.1
Interstate 95	4.5
Interstate 10	3.7
CSX Intermodal Facility	5.1
Norfolk Southern Intermodal	4.9
FEC Intermodal Facility	7.8
Jacksonville Int'l Airport	14.5
JAXPORT   Talleyrand	9.0
JAXPORT   Dames Point	15.2
JAXPORT   Blount Island	15.2



1116 N Edgewood Ave is proximate to the region's major transportation infrastructure, providing direct access and serviceability to Jacksonville and neighboring regions.

