



7660

GAINESVILLE AVE

JACKSONVILLE, FL

FOR LEASE

- ± 35,000 SF Available
- ± 1,000 SF Office
- Parking Lot Construction Completed
- Covered loading
- Over 54 million consumers located within an 8-hour drive
- Located between JAXPORT & Airport
- 1.2 miles to I-95 and 5.3 miles to I-295
- FTZ # 64 available

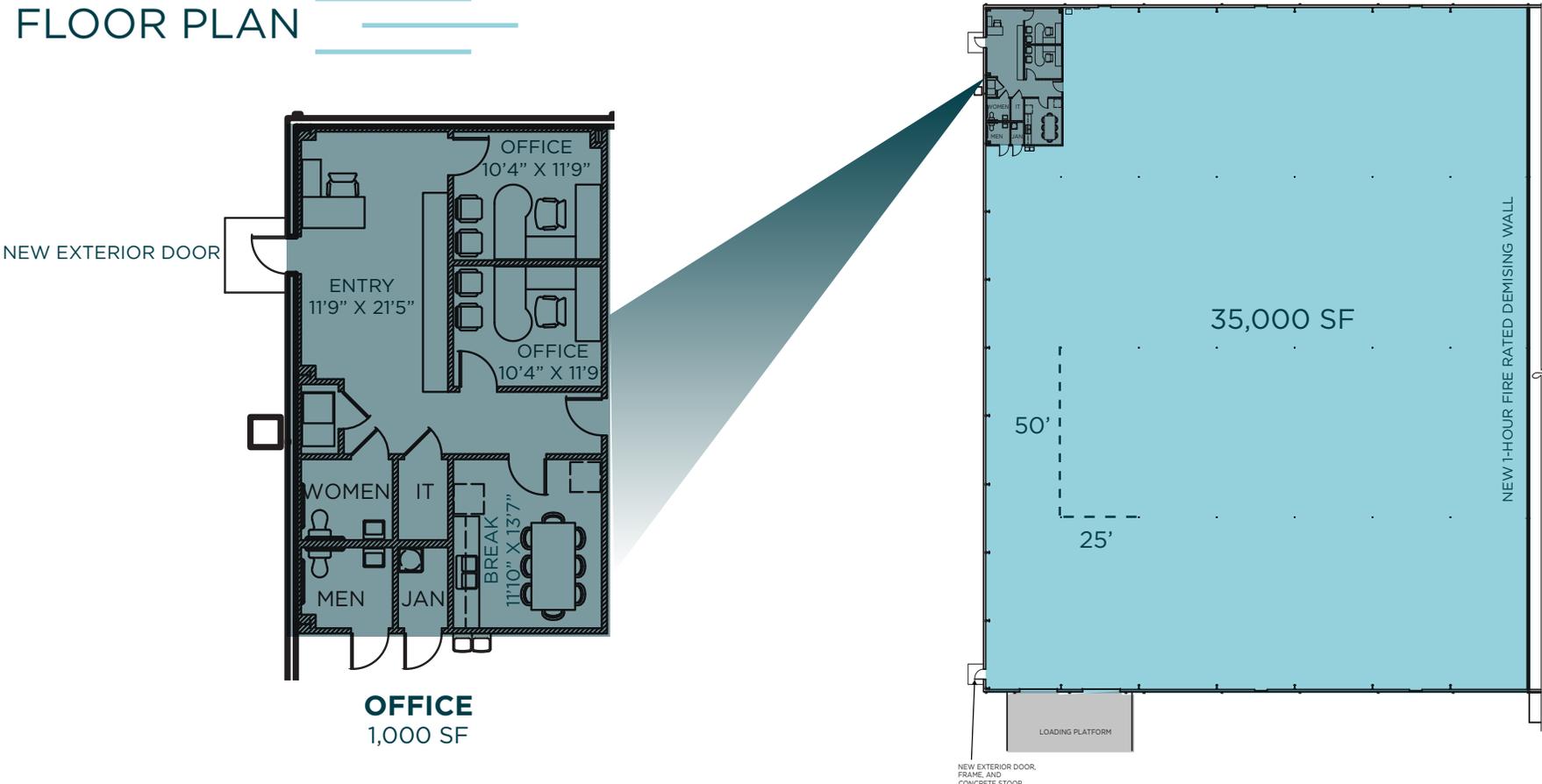


PROPERTY HIGHLIGHTS

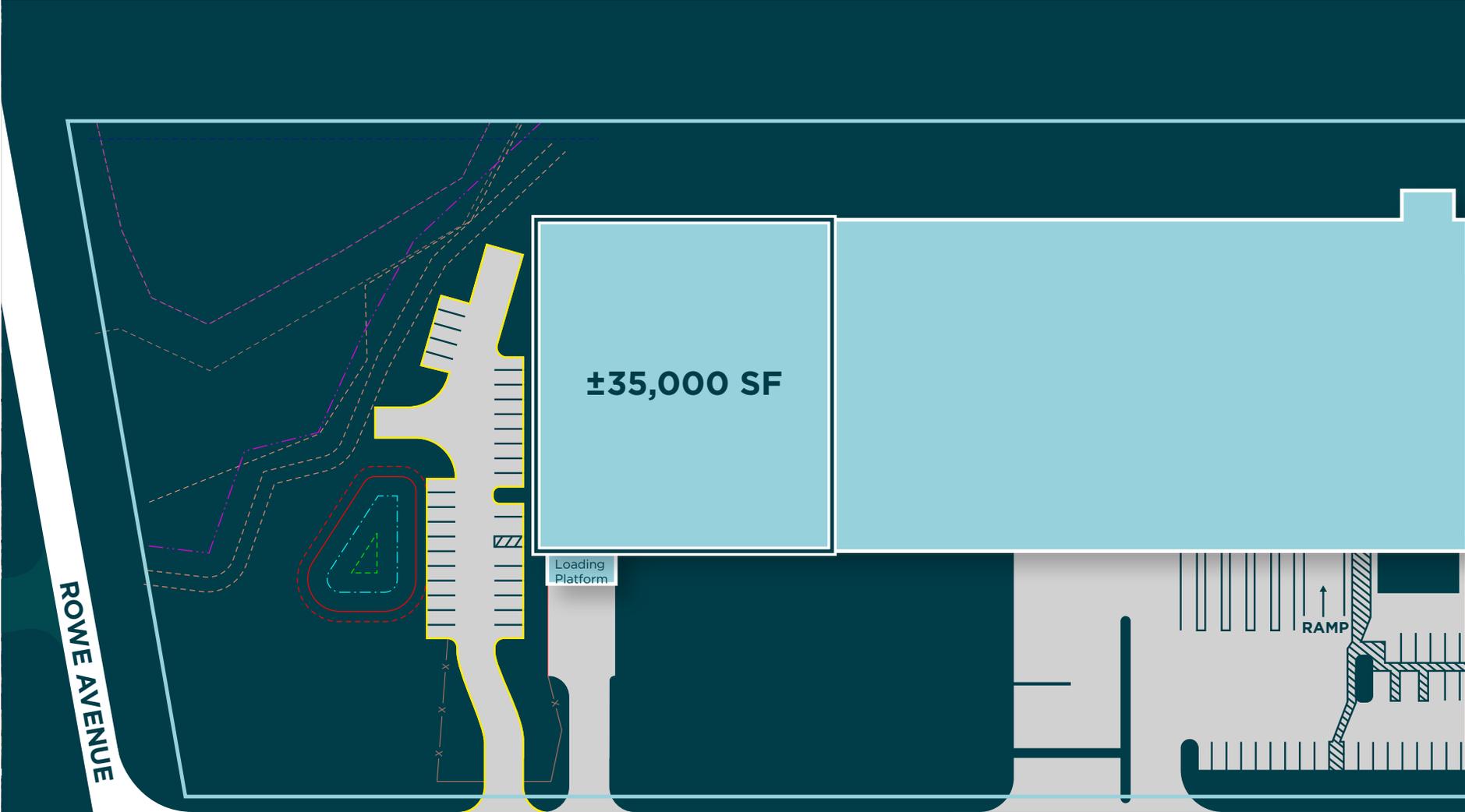


AVAILABLE SF:	± 35,000 SF	SPRINKLERS:	Wet
BUILDING DEPTH:	200'	UTILITIES:	Water & sewer supplied by JEA
OFFICE:	± 1,000 SF	POWER:	480V - 3 Phase - 600 amp
LAND:	19.25 Acres	COLUMN SPACING:	50' X 25'
AUTO PARKING:	±33 Spaces; Paved and Striped	ZONING:	IL (Industrial Light)
CLEAR HEIGHT:	20' - 28'	CONSTRUCTION:	Metal
DOCKS:	2 (12' X 12')	YEAR BUILT:	2008
LOADING:	Covered, Front loading	LIGHTING:	T5 Lighting

FLOOR PLAN



SITE PLAN

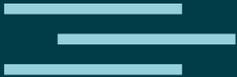


GAINESVILLE AVENUE

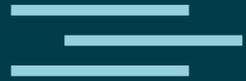
7660 GAINESVILLE AVENUE
JACKSONVILLE, FL



PHOTOS



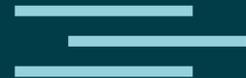
FOR LEASE



7660 GAINESVILLE AVE JACKSONVILLE, FL

- 1.2 Miles to I-95
- 5.3 Miles to I-295
- 5.7 Miles to I-10
- 6.0 Miles to JAXPORT Tallyrand
- 10 Miles to Jax Int'l Airport
- 10.2 Miles to JAXPORT Blount Island

FOR MORE INFORMATION,
PLEASE CONTACT:



TYLER NEWMAN

Executive Managing Director
904 380 8336
tyler.newman@cushwake.com

JACOB HORSLEY

Executive Managing Director
904 380 8335
jacob.horsley@cushwake.com

