



# For Lease

## Magnolia Park

- Three, one story flex buildings totaling 80,863 s.f.
- Suites can be modified to increase warehouse square footage
- Built in 2003
- Excellent access to I-95, US-1 and I-295
- Located on ±7.01 acres
- Zoning: IBP- Business Park I
- Grade level access
- Electric: 120/208 volt, three-phase, four-wire service
- Wet pipe sprinkler system

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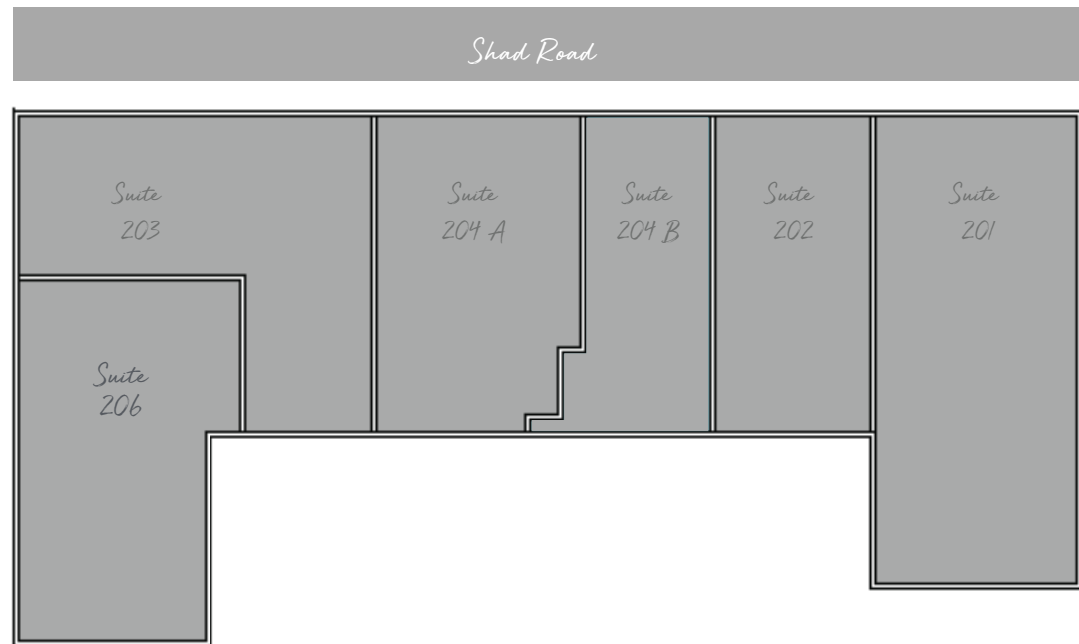
[jll.com/jacksonville](http://jll.com/jacksonville)



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# Magnolia Park layout

## Building 200



## Building 400



## Building 600

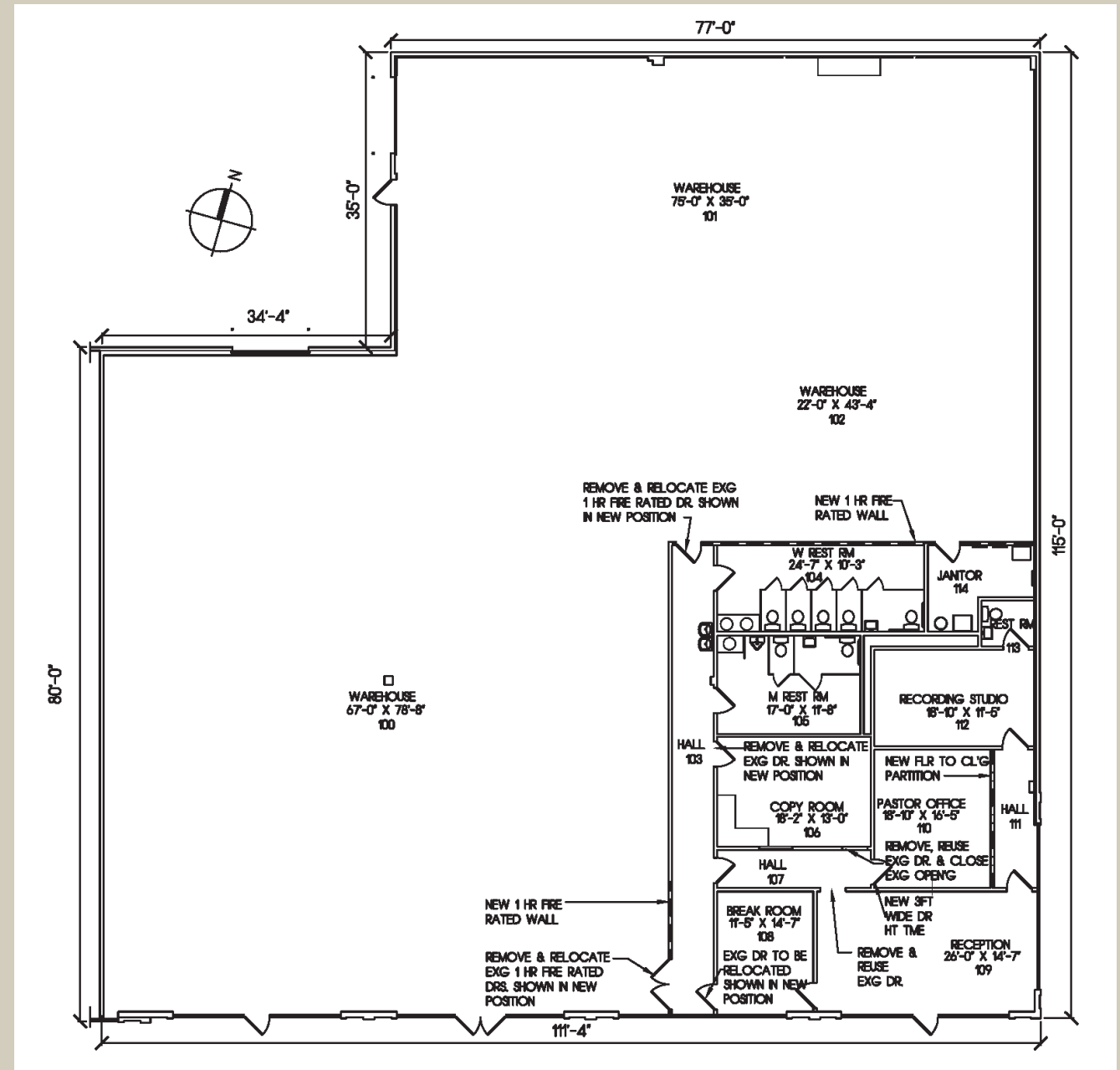


Vacant

Leased

# Available space

**Suite 407**  
Proposed plan  
11,607 s.f.



Suite	Total s.f.	Clear height	Drive ins
407	11,607	14'	2



**DISCLAIMER**

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.