

LEASE

140 STOCKTON STREET

Jacksonville, FL 32204



PROPERTY DESCRIPTION

This property provides the ideal solution for businesses in need of an outdoor storage yard for materials, containers, semi-trailers, and marine containers. This property extends beyond outdoor storage. With its light industrial zoning designation, the potential uses are extensive and diverse. Some potential uses, but certainly not limited to, include trucking operations, a commercial parking lot, bulk storage yard, and approved vehicle storage yards. Whether your business involves transportation, logistics, construction, or other industrial activities, this property offers the flexibility to cater to your specific needs.

Contact us today to arrange a site visit or obtain further information. Secure your lease now and unlock the potential of this prime location for your industrial light or trucking business.

LOCATION DESCRIPTION

Located strategically on Stockton Street, between I-10 and Beaver Street, this property is conveniently situated near I-95, providing excellent connectivity and accessibility for your business operations.

PROPERTY HIGHLIGHTS

- Available Immediately!
- Located near I-10 and I-95!
- Perfect for Outdoor Storage!

OFFERING SUMMARY

Lease Rate:	\$2,000.00 Acre/month (NNN)
Available SF:	Approximately 3.34 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,255	33,949	70,940
Total Population	8,752	82,384	176,485
Average HH Income	\$32,539	\$44,523	\$49,609

Eric Maimo
904 537 6443

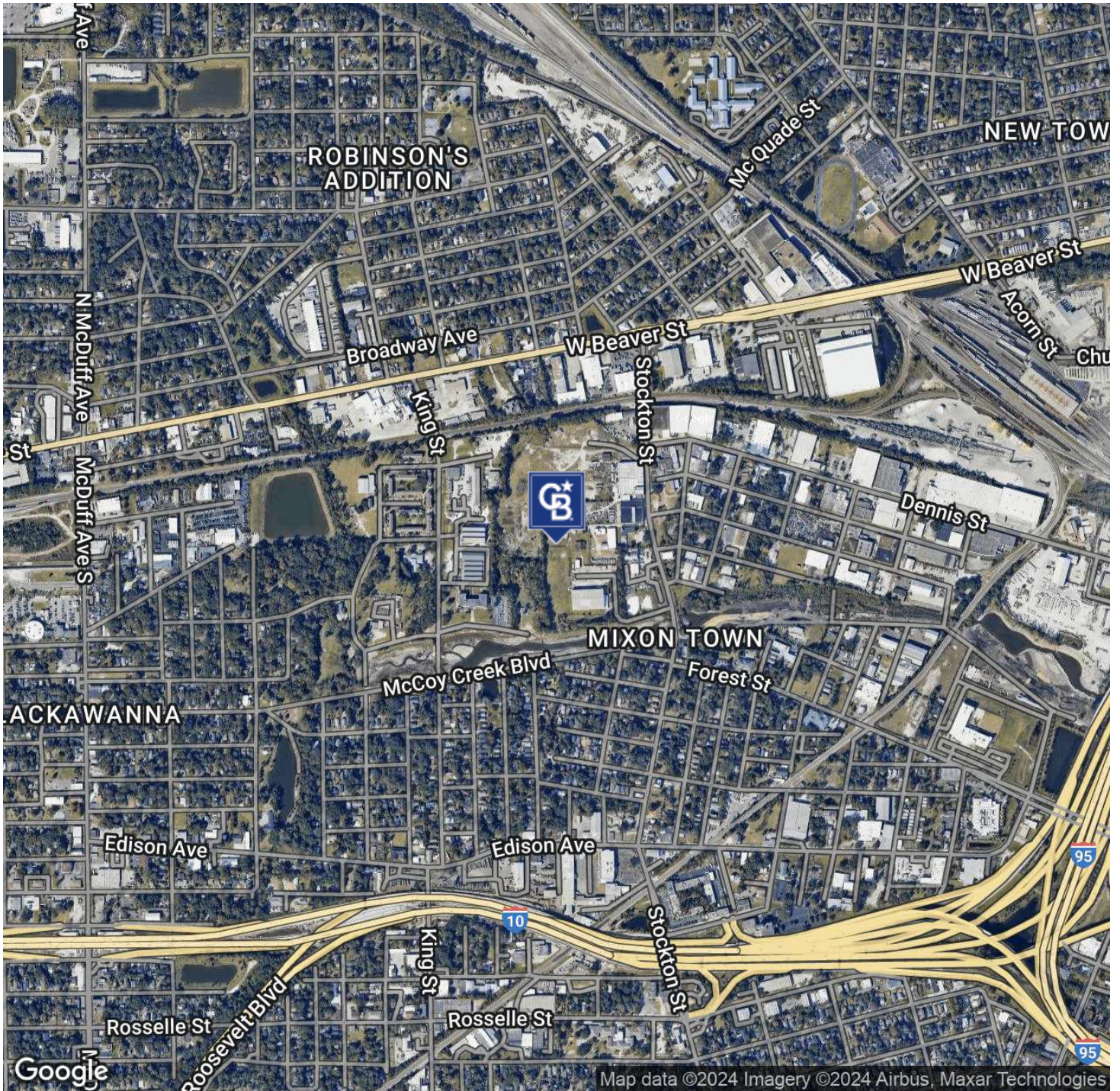


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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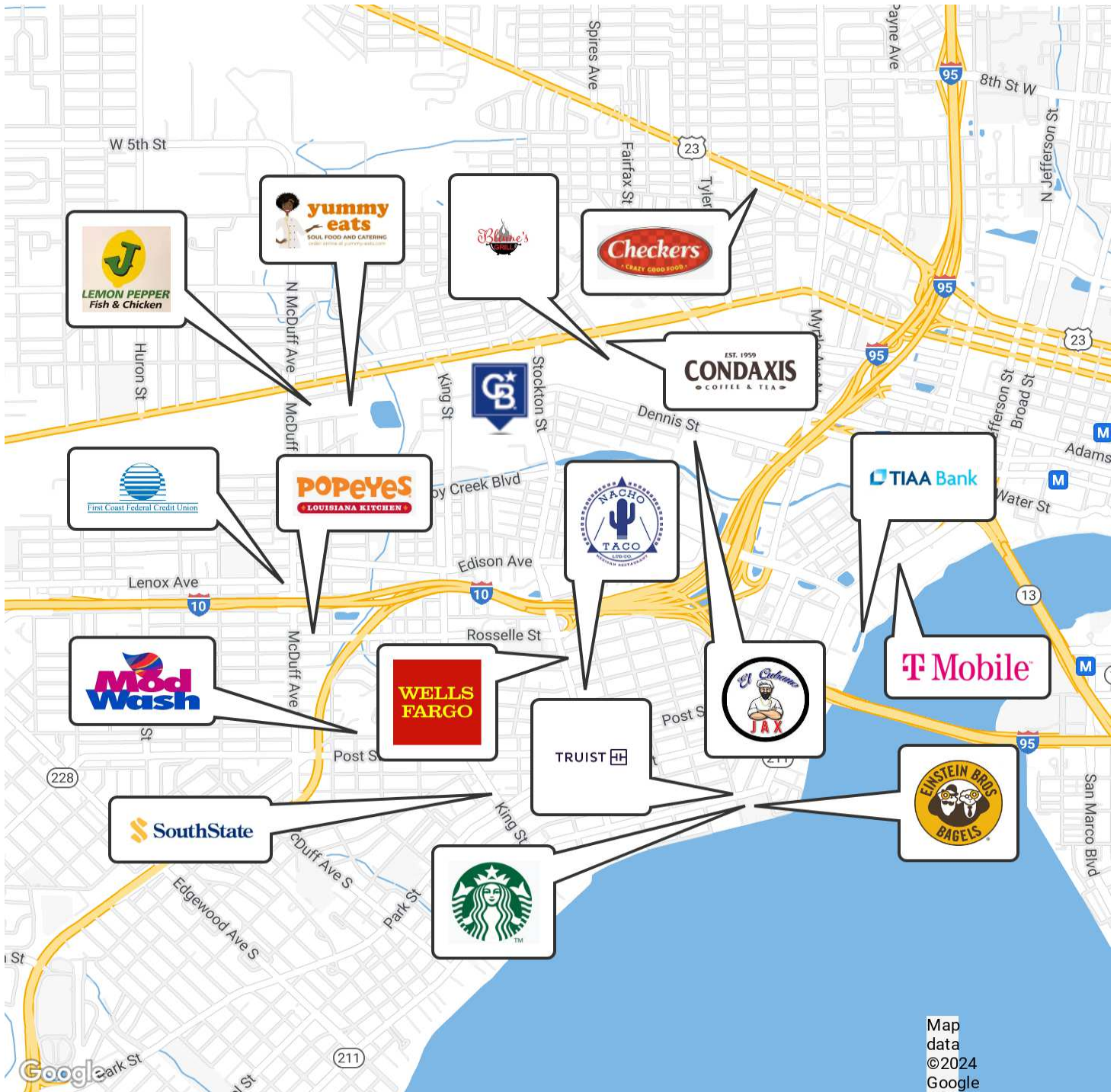


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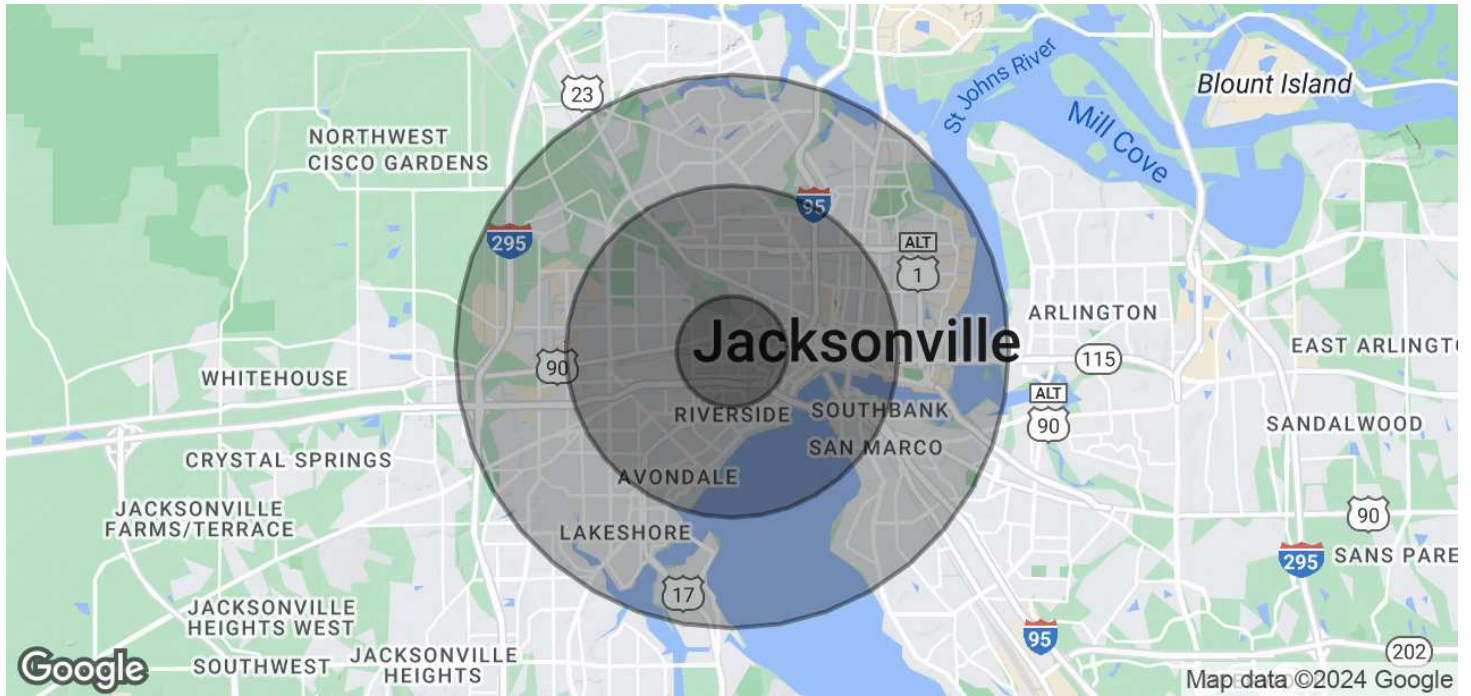


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,752	82,384	176,485
Average Age	32.6	35.5	36.3
Average Age (Male)	32.5	34	34.7
Average Age (Female)	35.2	37.4	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,255	33,949	70,940
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$32,539	\$44,523	\$49,609
Average House Value	\$98,526	\$171,270	\$226,764

* Demographic data derived from 2020 ACS - US Census

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