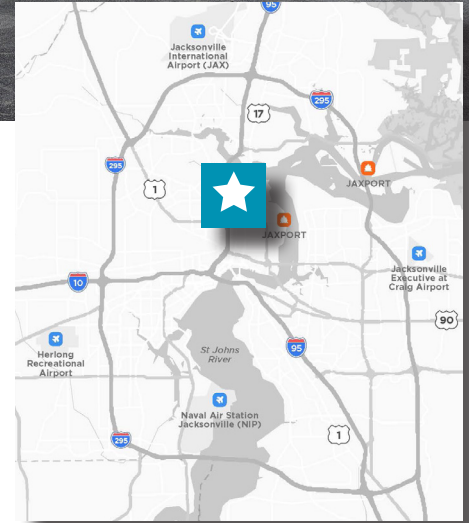


**FOR LEASE**

±3-5 ACRES IOS AVAILABLE WITH EXISTING OFFICE

KEY FEATURES

- Up to ±5 Acres of stabilized yard with two separate office spaces
- ±2,646 SF Office Building featuring a kitchen, open floor plan, restrooms, storage and private offices
- ±800 SF Office Space with open area, private office and restrooms
- Flexible Lease Terms
- Flexible Yard Size: Lease opportunities ranging from 3 to 5 acres
- Fenced & Secured, Partially Paved Stabilized Yard
- Strategic location near the Talleyrand Marine Terminal
- Industrial Light Zoning



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DISTANCE TO:



JAX INTERNATIONAL
AIRPORT
11.8 MILES



INTERMODAL
11.3 MILES (CSX)
8.6 MILES (Norfolk Southern)
18 MILES (FEC)



JAXPORT
1 MILE (Talleyrand)
11.9 MILES (Blount Island)

