



Colliers

## For Lease | Beachwood Commerce Center

3500 Beachwood Court | Jacksonville, FL 32224

*Dock-high Suites Available*

**Eric Bumgarner, CCIM**  
Executive Vice President  
+1 904 861 1152  
[eric.bumgarner@colliers.com](mailto:eric.bumgarner@colliers.com)

**Joseph M. Turri**  
Associate Vice President  
+1 904 861 1159  
[joseph.turri@colliers.com](mailto:joseph.turri@colliers.com)

**Michael Cassidy**  
Senior Associate  
+1 904 861 1120  
[michael.cassidy@colliers.com](mailto:michael.cassidy@colliers.com)

**Gordon Olson**  
Associate  
+1 904 861 1124  
[gordon.olson@colliers.com](mailto:gordon.olson@colliers.com)

Colliers  
76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
[www.colliers.com/jacksonville](http://www.colliers.com/jacksonville)



# PROPERTY Overview

Beachwood Commerce Center is conveniently located off of the signalized intersection of Beachwood Ct & Beach Blvd less than a half mile east of the I-295 interchange. Quick access to any area in Jacksonville, and within minutes from JTB, St. Johns Town Center, and the University of North Florida. Beachwood Commerce Center has exposure to Beach Blvd, which has an annual average daily traffic county of 58,000±.

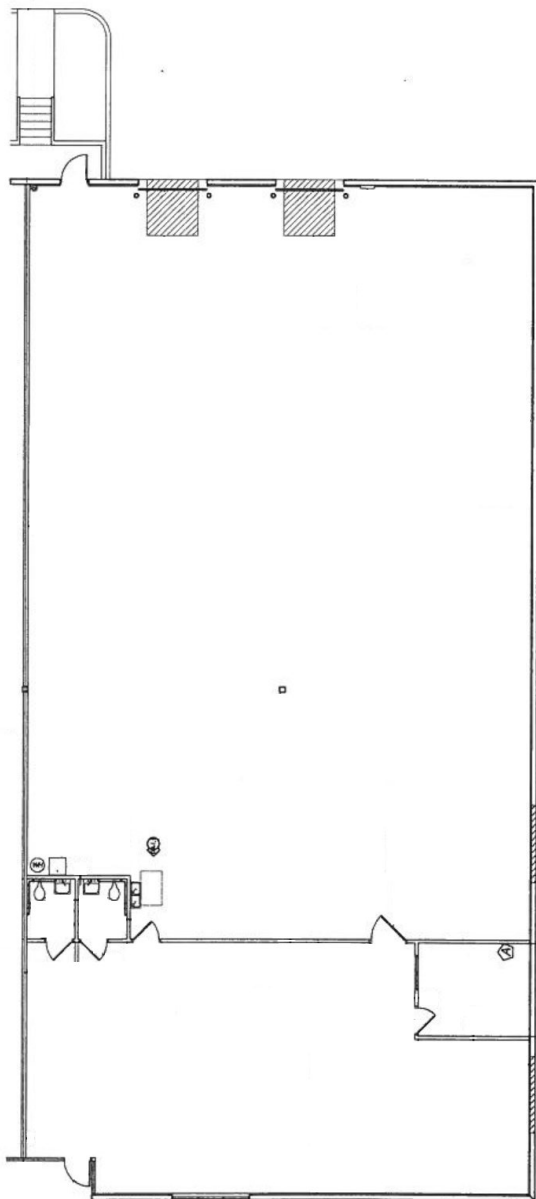
Address:	3500 Beachwood Court Jacksonville, FL 32224
Available SF:	7,200± SF
Year built:	2004
Zoning:	IBP
Parcel Size:	4.3± AC
Submarket:	Southside
Max Clear Height:	24'
Electric:	200AMP, 3 phase
Buildings:	2
Property Type:	Flex space, multi-tenant
Loading:	Dock high



## Property Features

- Beachwood Commerce Center is one of Jacksonville's premier flex-industrial/office developments in the Southside market
- The property is ideal for users looking for a well maintained and corporate feel type of property
- Each unit includes dock-high loading made accessible by the large truck court, which can accommodate full sized tractor trailers

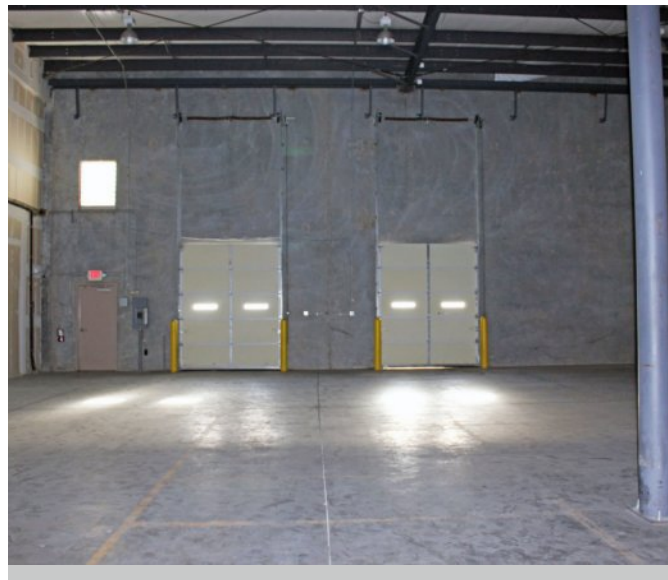
# PROPERTY Overview | Suite 101



	Size (SF)	Office (SF)	Dock Doors	Clear Height	Features
<b>Suite 101</b>	7,200± SF	1,800± SF	(2) 8' x 10'	24'	End cap unit

PROPERTY

# Photo Gallery | Suite 101





PROPERTY  
**Location**





## Location

# Distances

**I-295** | .6 miles

**I-95** | 8.5 miles

**US 1** | 8.6 miles

**JAXPORT Talleyrand Terminal** | 10.9 miles

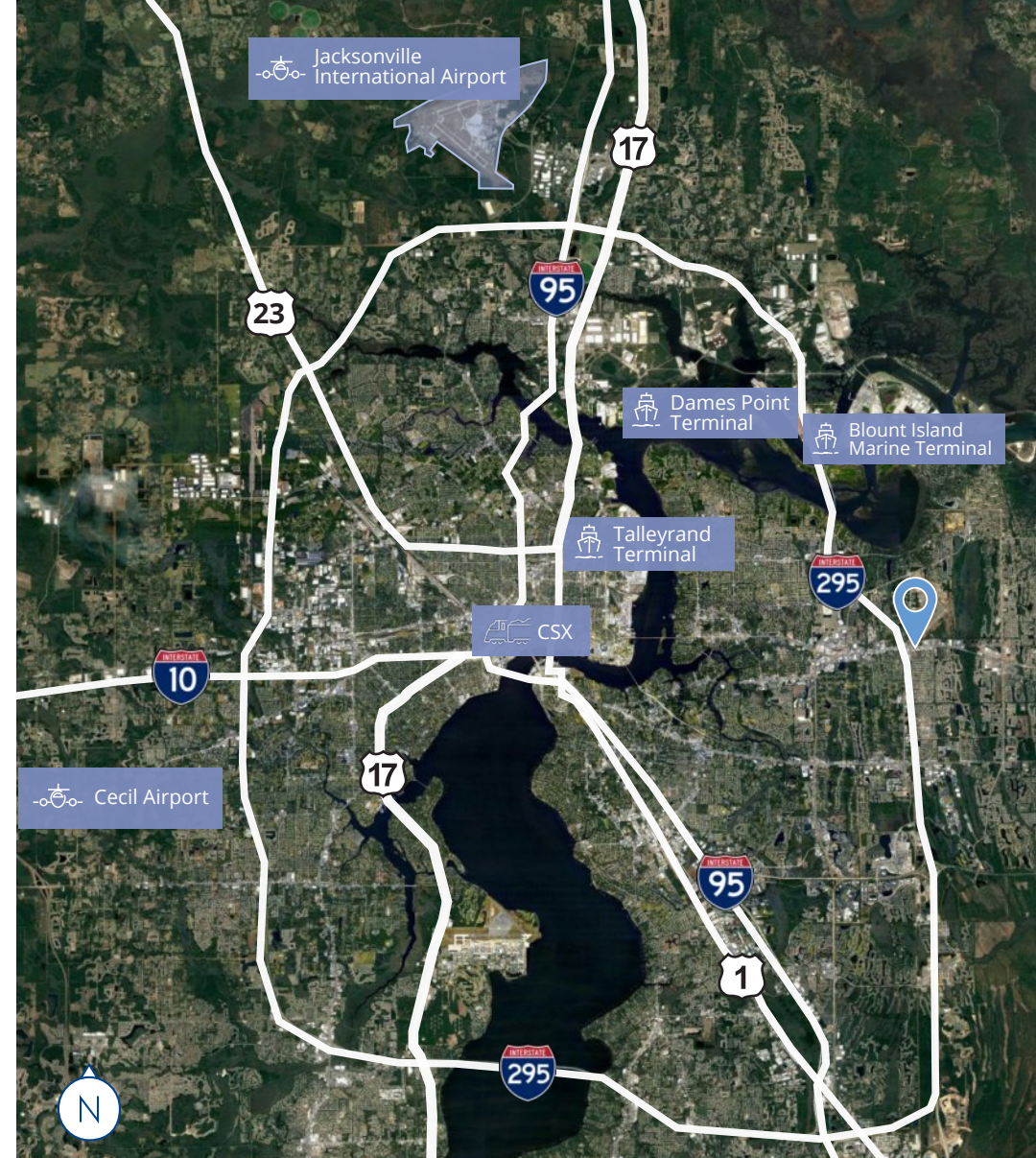
**JAXPORT Dames Point Terminal** | 11.1 miles

**JAXPORT Blount Island Terminal** | 11.9 miles

**I-10** | 12 miles

**CSX Intermodal - Moncrief Terminal** | 14.1 miles

**JIA** | 21.1 miles



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Jacksonville, FL 32202  
[www.colliers.com/jacksonville](http://www.colliers.com/jacksonville)