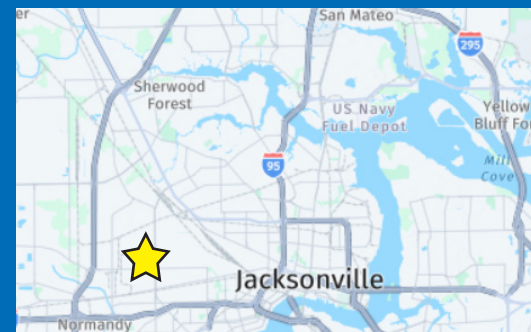


±10,000 SF WAREHOUSE FOR LEASE ±21,000 SF OFFICE (DIVISIBLE) FOR LEASE 2.23 AC OUTDOOR STORAGE FOR LEASE

1116 N Edgewood Ave, Jacksonville, FL 32254



- ±21,000 SF Office
- ±10,000 SF Warehouse
- ±2.23 AC Outdoor Storage
- Located in the Westside Industrial Submarket
- Excellent access to I-295, I-95, and I-10
- Direct Frontage on Edgewood Ave with AADT of 26,500 Cars Per Day



LOCAL MARKET EXPERTS

MIKE FINN

Vice President

mfinn@phoenixrealty.net

904.399.5222

FORREST GIBSON, CCIM

Senior Vice President/Principal

fgibson@phoenixrealty.net

904.399.5222

JOHN RICHARDSON, SIOR

President/Principal

jrichardson@phoenixrealty.net

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NEWMARK
PHOENIX REALTY GROUP

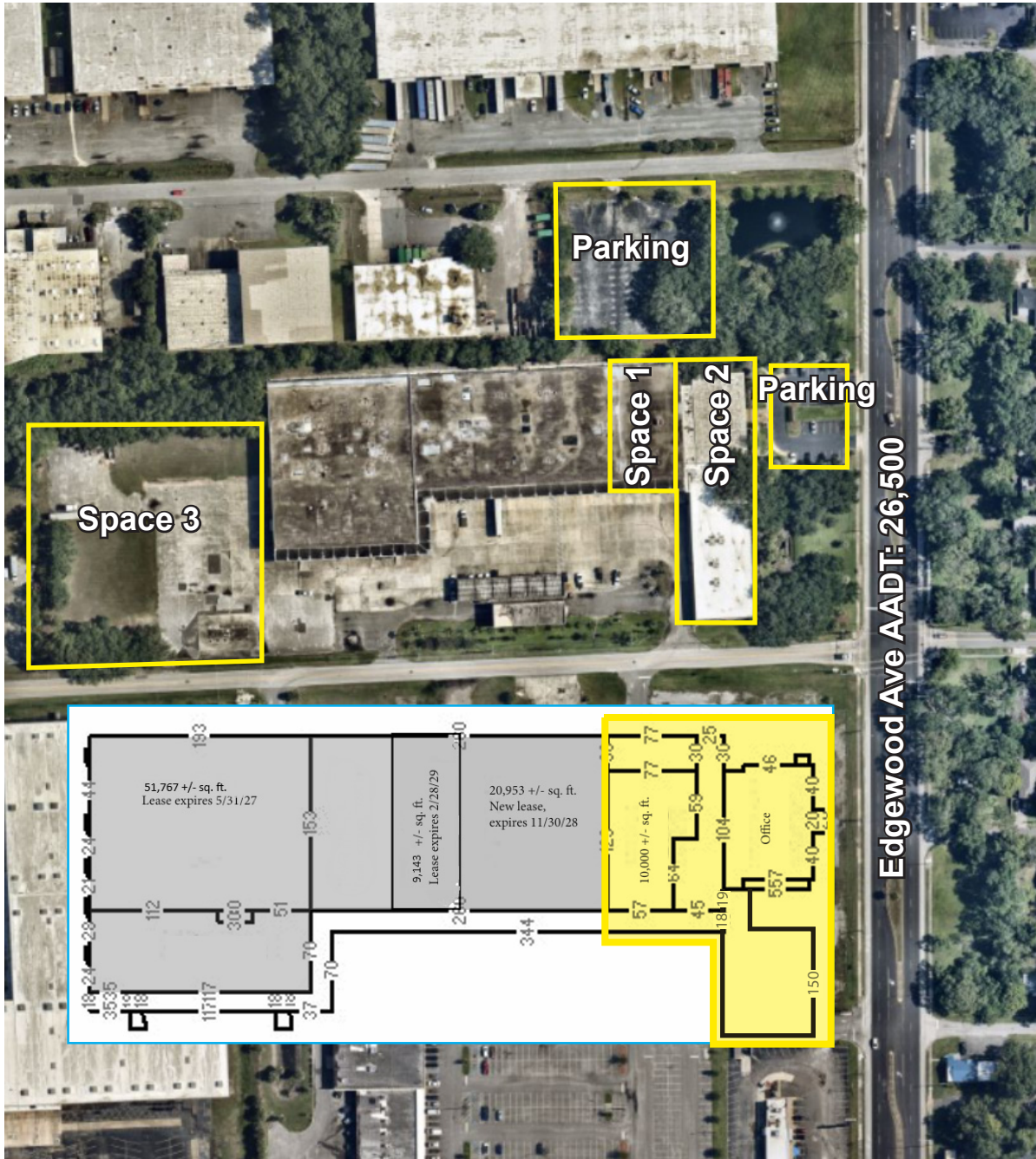
Newmark Phoenix Realty Group, Inc.

10739 Deerwood Park Blvd. #310

Jacksonville, FL 32256

PROPERTY OVERVIEW

1116 N Edgewood Ave, Jacksonville, FL 32254



Edgewood Ave AADT: 26,500

SPACE 1: WAREHOUSE

Size:	±10,000 SF (excluding ±5,000 SF Mezz)
Availability:	Office/Warehouse can be leased together or separately
Column Bay Spacing:	30' D x 40' W
Doors:	2 Dock Doors, 2 Levelers
Dock:	102' long covered loading dock
Ceiling Clear Height:	±21'
Fire Protection:	Ability to facilitate ESFR
Warehouse Lighting:	Fluorescent and Halide
Utilities:	Water and Sewer - JEA
Zoning:	IL Industrial Light

SPACE 2: OFFICE

Size:	±21,000 SF
Availability:	Divisible
Year Built	1968, 1979, 1993
Car Parking	±60 parking spots (North and East lots) (Negotiable if Devised)

SPACE 3: INDUSTRIAL OUTDOOR STORAGE

Size:	±2.23 AC (±1 AC paved)
Potential Uses:	Container storage, equipment staging, material stockpiling, fleet parking, and laydown operations.
Zoning:	IL Industrial Light

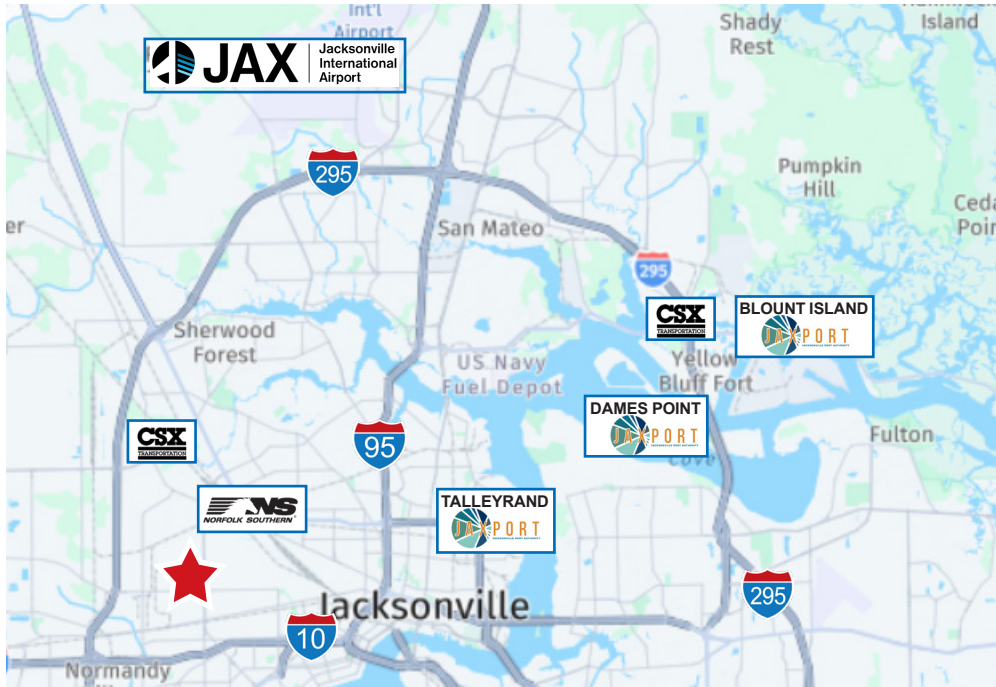
PROPERTY PHOTOS

1116 N Edgewood Ave, Jacksonville, FL 32254



THE IDEAL LOCATION

1116 N Edgewood Ave, Jacksonville, FL 32254



Distance To:	Miles
Interstate 295	2.1
Interstate 95	4.5
Interstate 10	3.7
CSX Intermodal Facility	5.1
Norfolk Southern Intermodal	4.9
FEC Intermodal Facility	7.8
Jacksonville Int'l Airport	14.5
JAXPORT Talleyrand	9.0
JAXPORT Dames Point	15.2
JAXPORT Blount Island	15.2



1116 N Edgewood Ave is proximate to the region's major transportation infrastructure, providing direct access and serviceability to Jacksonville and neighboring regions.

