

5245 COMMONWEALTH AVE

JACKSONVILLE, FL | 32254



±553,151 SF INDUSTRIAL BUILDING AVAILABLE - FOR LEASE



- Industrial building for lease: ±553,151 SF divisible to:
 - Suite A: ±55,807 SF
 - Suite B: ±179,586 SF
 - Suite C: ±286,040 SF
 - Suite D: ±31,718 SF
- ±50 dock doors (Existing and Knockouts)
- ±31,718 SF office (recently renovated)
- 20' and 30' clear height
- Abundant parking
- Zoned IL (Industrial Light)
- Concrete tilt wall & precast panel construction
- TPO roof membrane completed in 2015

For further information, please contact our exclusive agents:

John Richardson, SIOR President/Principal
904.399.5222

jrichardson@phoenixrealty.net



Bryan Bartlett, SIOR Senior VP/Principal

904.399.5222

bbartlett@phoenixrealty.net



Newmark Phoenix Realty Group, Inc.

904.399.5222

10739 Deerwood Park Blvd. #310

Jacksonville, FL 32256

www.phoenixrealty.net

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

AVAILABLE FOR LEASE Q3 2024

NEWMARK **DRA**
PHOENIX REALTY GROUP ADVISORS

Property Features

5245 Commonwealth Avenue | Jacksonville, FL | 32254

Total Available:	Up to ±553,151 SF
Location:	5245 Commonwealth Ave. Jacksonville, FL 32254
	Westside Industrial Submarket the facility is ±1.5 miles from I-10 and ±1.5 miles from I-295.
Office:	±31,718 SF
Zoning:	IL (Industrial Light)
Clear Height:	±20' and ±30'
Column Spacing:	28' x 56' and 66' x 40'
Mezzanine Office:	±5,783 SF
Loading:	(17) 8' x 8' Dock Doors (25) 8' X 10' Dock Doors (7) 8' X 10' Dock Doors (1) 8' X 9' Dock Door
Utilities:	City water and sewer JEA
Lighting:	LED & Fluorescent
Sprinkler:	Wet pipe system
Construction:	Concrete tilt wall and precast panel
Electrical:	1600 Amp, 277 / 480 volt / 3 phase
Roof:	TPO roof completed 2015
Year Built:	Original construction 1960, with additions up to 1990



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Aerial Photos

5245 Commonwealth Avenue | Jacksonville, FL | 32254



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Aerials/Location Map

5245 Commonwealth Avenue | Jacksonville, FL | 32254

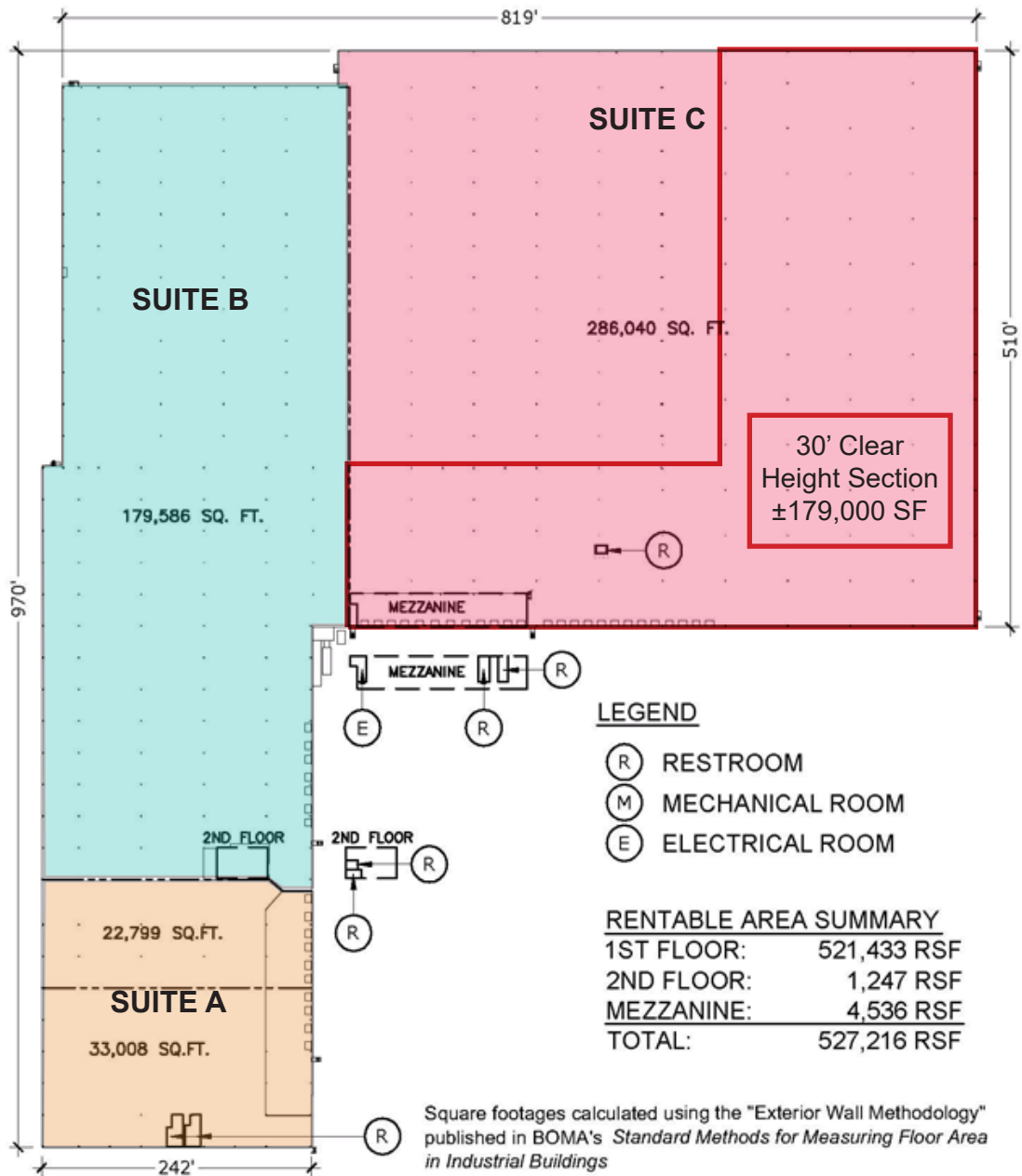


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Floor Plan

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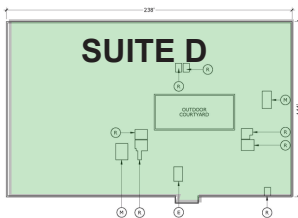
LEGEND

- (R) RESTROOM
- (M) MECHANICAL ROOM
- (E) ELECTRICAL ROOM

RENTABLE AREA SUMMARY

1ST FLOOR:	521,433 RSF
2ND FLOOR:	1,247 RSF
MEZZANINE:	4,536 RSF
TOTAL:	527,216 RSF

Square footages calculated using the "Exterior Wall Methodology" published in BOMA's *Standard Methods for Measuring Floor Area in Industrial Buildings*



LEGEND

- (R) RESTROOM
- (M) MECHANICAL ROOM
- (E) ELECTRICAL ROOM

RENTABLE AREA SUMMARY	
TOTAL:	31,718 RSF

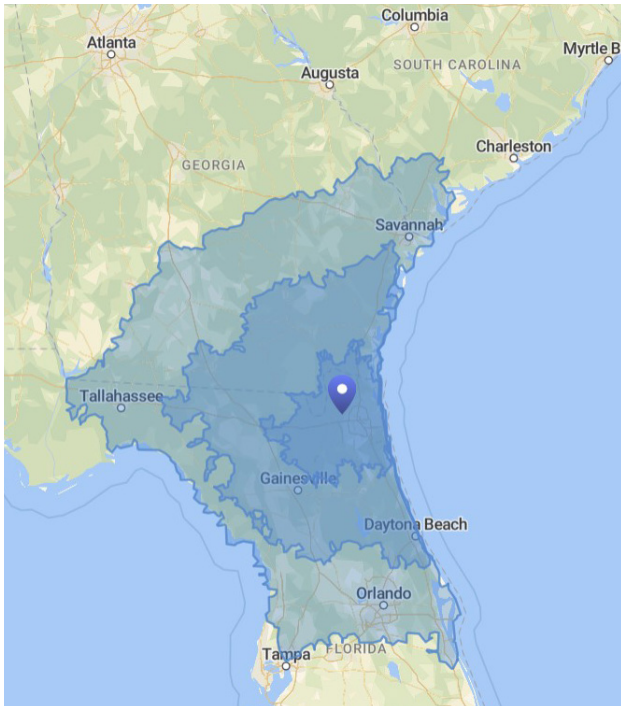
- Suite A - ±55,807 SF
- Suite B - ±179,586 SF
- Suite C - ±286,040 SF
- Suite D - Office: ±31,718 SF

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Jacksonville Industrial Overview

5245 Commonwealth Avenue | Jacksonville, FL | 32254

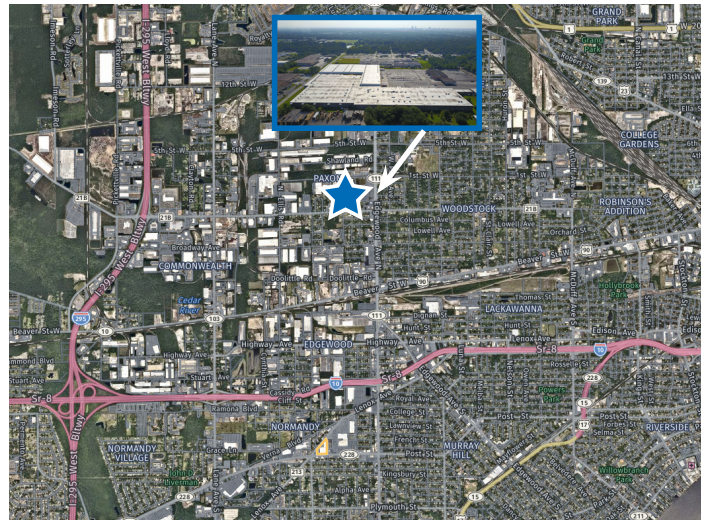


- ✓ **Premier Jacksonville industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Close proximity to extensive food industry presence in the high growth North Florida Region**
- ✓ **Excellent Access to UPS/Fedex**
- ✓ **Strong Local Labor Base**

Point of Interest	Time	Miles
I-95	12 min	5.0
I-10	4 min	1.6
I-295	8 min	2.9
Jax International Airport	23 min	16.7
JaxPort	25 min	15.4
CSX Intermodal Facility	12 min	5.0
Norfolk Southern Intermodal Facility	12 min	4.7

5245 Commonwealth Ave is proximate to the region's major transportation infrastructure, providing direct access and serviceability to the greater Jacksonville metro and neighboring regions.

LOCATION MAP



Overview

- Jacksonville's strategic location in the Southeast, coupled with its deep-water port makes it an attractive option for businesses that want to serve larger regional and international markets
- Jacksonville is the largest metro area by land mass in the U.S.
- The region's strong military presence, together with its affordable cost of living and high quality of life, attracts a young and talented workforce

Job and Economy Overview

- Jacksonville MSA's employment is projected to increase 15.8% over the next eight years
- Business relocations and expansions continued to directly benefit the area, resulting in an unemployment rate of 2.5% in February 2023
- From January 2022 - January 2023, over 35,600 jobs were created, resulting in a growth rate of 4.7%

Population Overview

- Jacksonville's population growth is driven by millennial workers and retirement age individuals, both seeking a higher quality of life coupled with a lower cost of living
- The Jacksonville MSA is expected to grow to over 1.8M by 2030, increasing by almost 300,000 people from today



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