

1708 MARSHALL ST

JACKSONVILLE, FL 32206



±25,300 SF WAREHOUSE/OFFICE SPACE FOR LEASE

Total Size:	±25,300 sf	Year built:	1973 & 1982
Office:	±2,330 sf	Loading:	One grade level door 14' X 12'. One 14' X 12' dock door.
Zoning:	IH	Power:	600 amp panel with 480 V / 277, 3 phase.
Additional Land:	0.28 acres of land for surplus parking, SE corner of Marshall & Parker St	Lighting:	LED
Clear Height:	15'-18'		

For further information, please contact our exclusive agents:

Rich Antczak
Senior Vice President
rantczak@phoenixrealty.net

Henry Paul
Industrial Specialist
hpaul@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

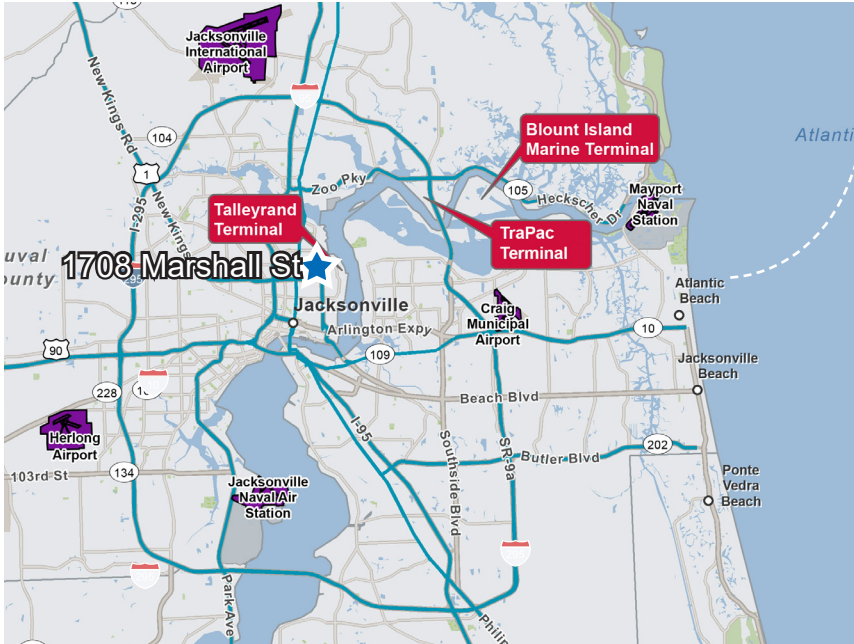
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although 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.

Lease Rate: \$7.25 SF/NNN



PROPERTY LOCATION



DISTANCE TO:

MAJOR INTERSTATES

1	I-95	± 2.8 mi
2	I-10	± 4.4 mi
3	I-295	± 9.4 mi

MAIL CARRIERS

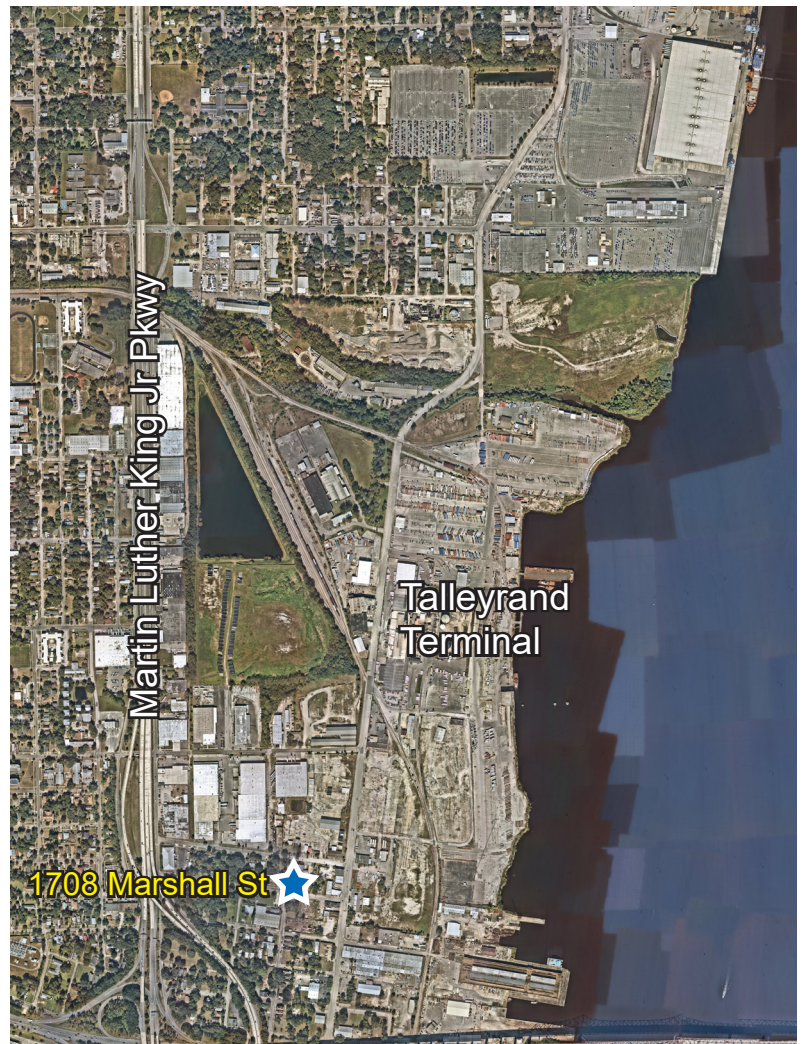
4	UPS Facility	± 12.1 mi
5	USPS & FedEx Facilities	± 14.2 mi

AIRPORT

6	Jacksonville International Airport	± 17.1 mi
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MARINE TERMINALS

7	JaxPort - Talleyrand Port	± 1.1 mi
8	JaxPort - TraPac Terminal	± 13.5 mi
9	JaxPort - Blount Island Port	± 13.6 mi



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PHOTOS



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FLOOR PLAN

