



**For Sale  
or Lease**

Sale Price:

**\$2,750,000**

Lease Rate:

**\$20/SF + NNN**

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## 14577 N Main Street Jacksonville, FL 32218

Discover a prime opportunity in Jacksonville, Florida! Introducing 1.02± acres of potential on a CCG-2 zoned property, featuring a 10,000± SF building under construction. Equipped with essential amenities, including sewer, water, lighting and a wet sprinkler system, this space is perfect for your commercial ambitions. Located just minutes from I-295, your business will thrive in this strategic location.

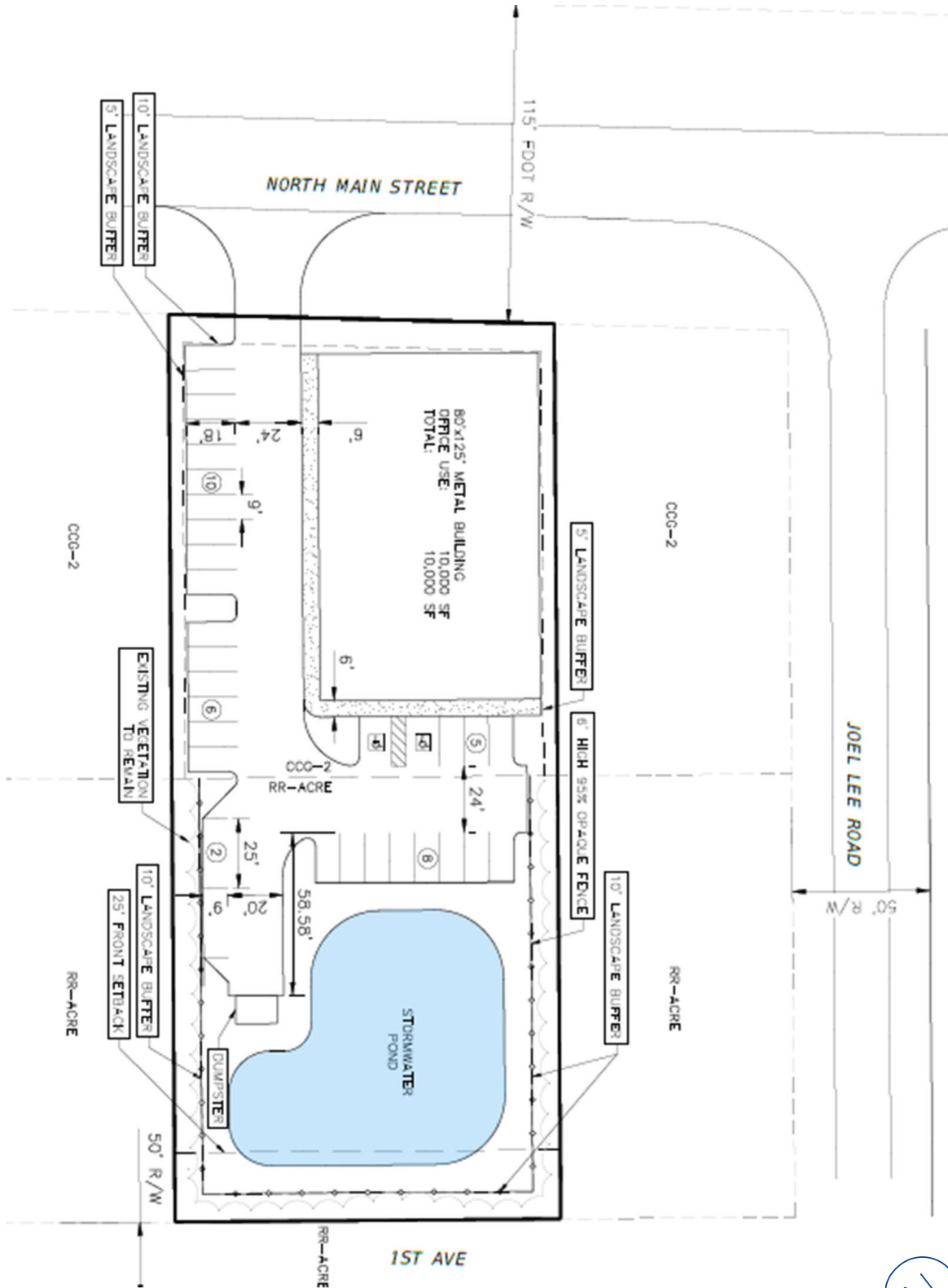
# Property Information

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<b>Address</b>	14577 N Main St, Jacksonville, FL 32218
<b>Zoning</b>	Commercial Community/General-2 (CCG-2)
<b>Permitted Uses</b>	Professional business office, retail sales, warehouse uses
<b>Primary Property Type</b>	Flex
<b>Secondary Property Type</b>	Showroom
<b>Usable Land Area</b>	1.02± AC
<b>Building Continuous</b>	10,000± SF
<b>Building Status</b>	Under construction
<b>Utilities</b>	Sewer (city), water (city), lighting (halide)
<b>Sprinklers</b>	Wet
<b>Parking</b>	31 spaces. 3.1 ratio
<b>Parcel Number</b>	107887-0020
<b>Lease Rate</b>	\$20/SF + NNN
<b>Sale Price</b>	\$2,750,000



# Property Survey



# Northeast Submarket

Northeast Jacksonville's industrial market is thriving. With same-day truck access to 98 million U.S. consumers, it has become a prime target for industrial developers. New industrial parks are cropping up in the area, taking advantage of its strategic location near major highways like I-295, I-95 and JAXPORT. This positions the northeast area as an ideal hub for logistics and transportation operations.

The region is witnessing substantial capital investments and growing infrastructure, making it poised to become a leading industrial real estate hub in the southeastern United States.

The future looks bright for industrial real estate in northeast Jacksonville.

Sources: CoStar, JAXUSA



# Drive Times

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**I-295**  
3 miles

**I-95**  
4 miles

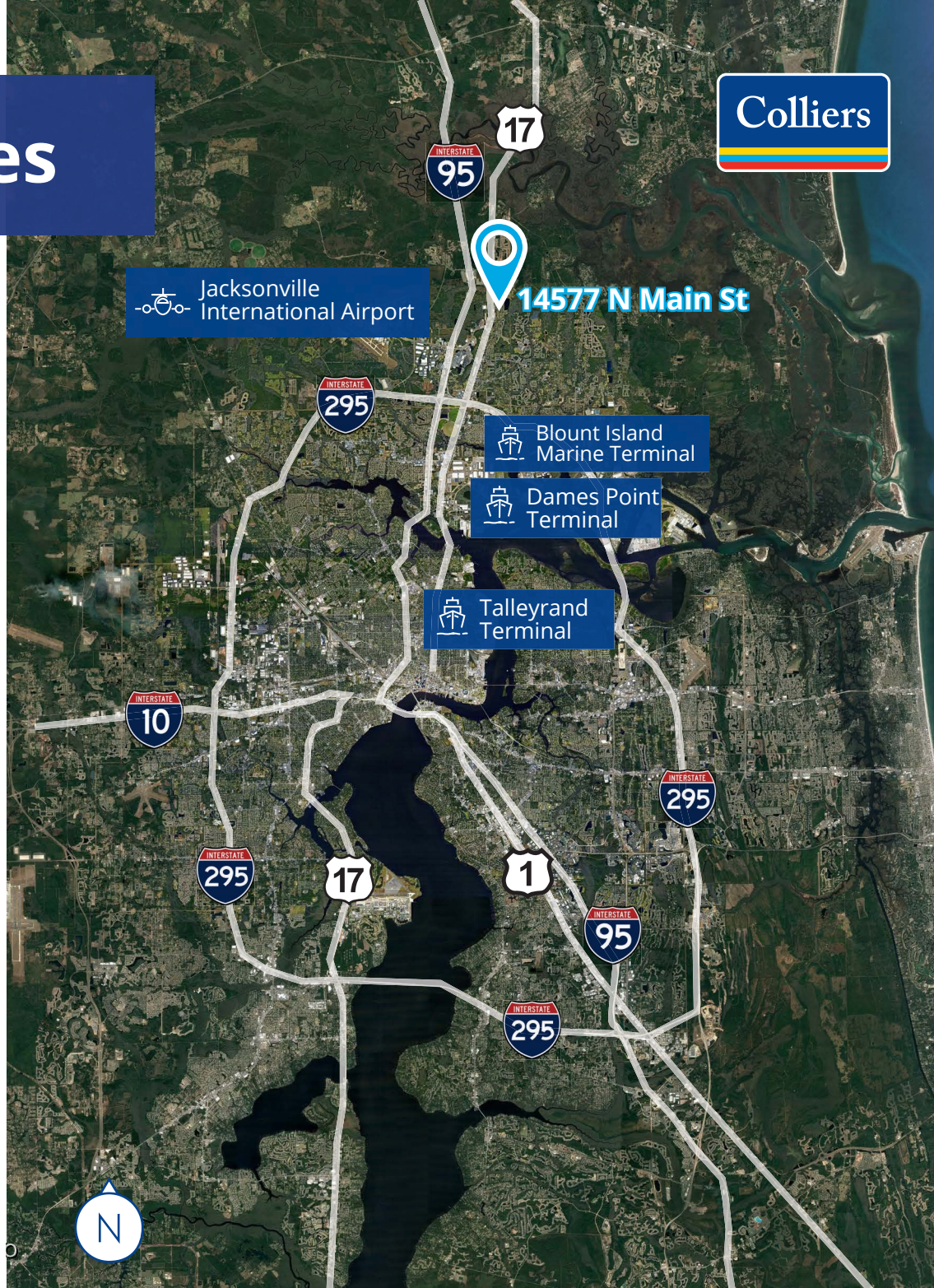
**I-10**  
14.1 miles

**JIA**  
4.5 miles

**JAXPORT Talleyrand Terminal**  
11.5 miles

**JAXPORT Blount Island and Dames Point Marine Terminal**  
9.8 miles

**CSX**  
15.3 miles



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