

For Lease

8801 Corporate Square Ct, Jacksonville, Florida 32216

CBRE



75,000 SF Available for Lease (Demisable down to 25,000 SF)

- + HVAC Warehouse with wet sprinkler system
- + 3 Dock high loading doors and 4 oversized grade level loading doors
- + 120' truck court and 25' clear height
- + 105 auto parking spaces
- + Located in the Southside submarket, Jacksonville's most desirable industrial submarket

Please Contact:

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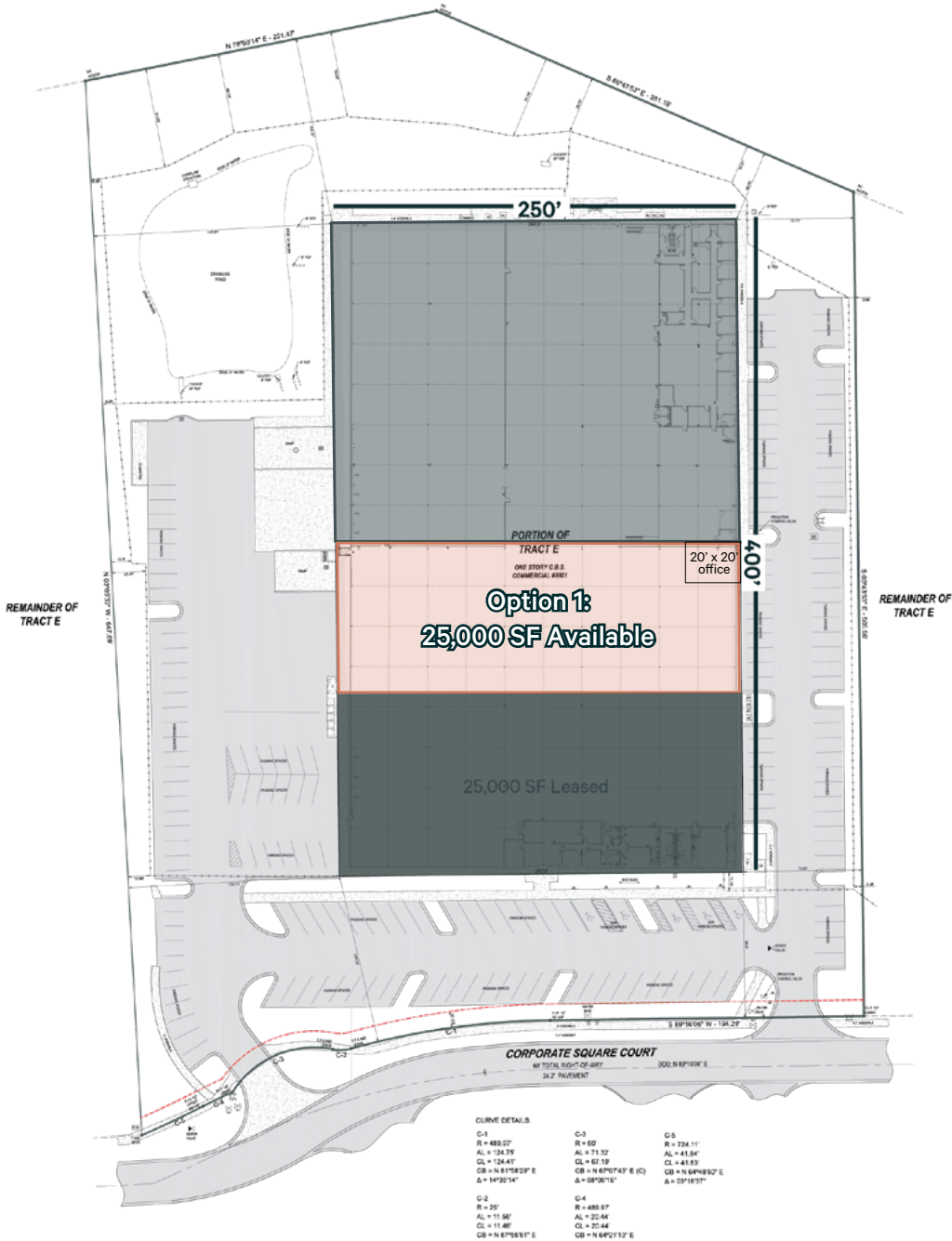
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Option 1: 25,000 SF

Key Features	
Premises Size	25,000 SF
Parking	35 auto spaces
Zoning	Industrial Business Park
Year Built	1998, expanded in 2006
Climate Controlled SF	100% HVAC in warehouse
Suite Dimensions	250' x 100'
Column Spacing	25' x 20'
Office	400 SF with 2 restrooms
Power	225 AMPS, 3 phase, 277/480 V
Clear Height	18' - 25'
Fire Suppression	Wet Pipe
Loading	(1) Dock door with mechanical pit levelers
Truck Court	120'



Click to Watch Video of Option 1

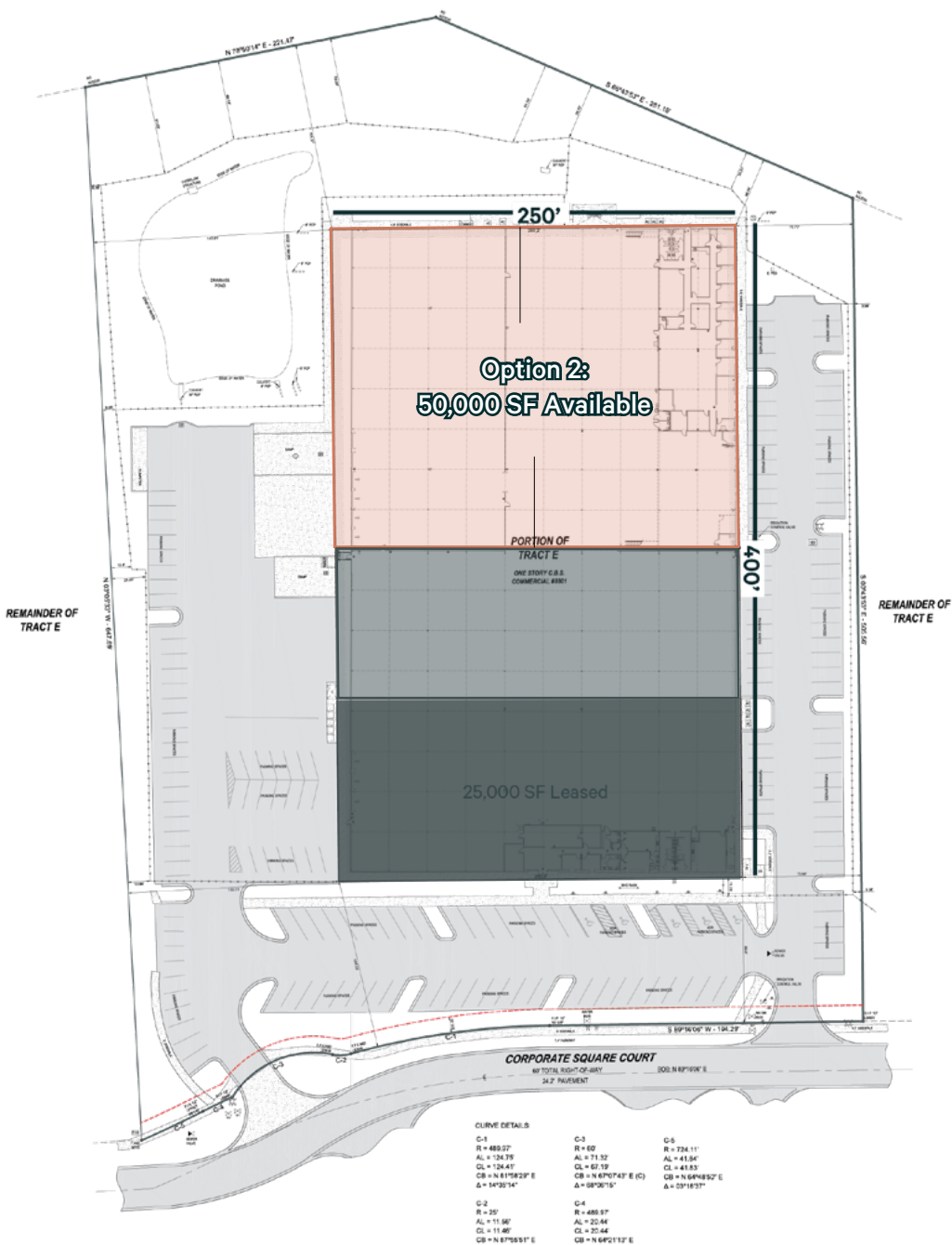


Option 2: 50,000 SF

Key Features	
Premises Size	50,000 SF
Mezzanine Warehouse Space	10,000 SF above the main office, 125 lb. load per SF (this is not included in premises size above)
Parking	70 auto spaces
Zoning	Industrial Business Park
Year Built	1998, expanded in 2006
Climate Controlled	50% of the warehouse has HVAC
Suite Dimensions	250' x 200'
Column Spacing	25' x 20'
Office	6,398 SF 11 private offices, 1 kitchen/breakroom, 1 conference room 6 men's restrooms & 6 women's restrooms
Power	1,050 AMPS, 3phase, 277/480V
Clear Height	18' clear height in the climate controlled area (24,000 SF) 25' clear height in the remaining 20,000 SF (not climate controlled)
Fire Suppression	Wet Pipe
Loading	(2) Dock high doors with mechanical pit levelers & (4) oversized grade level doors
Truck Court	120'

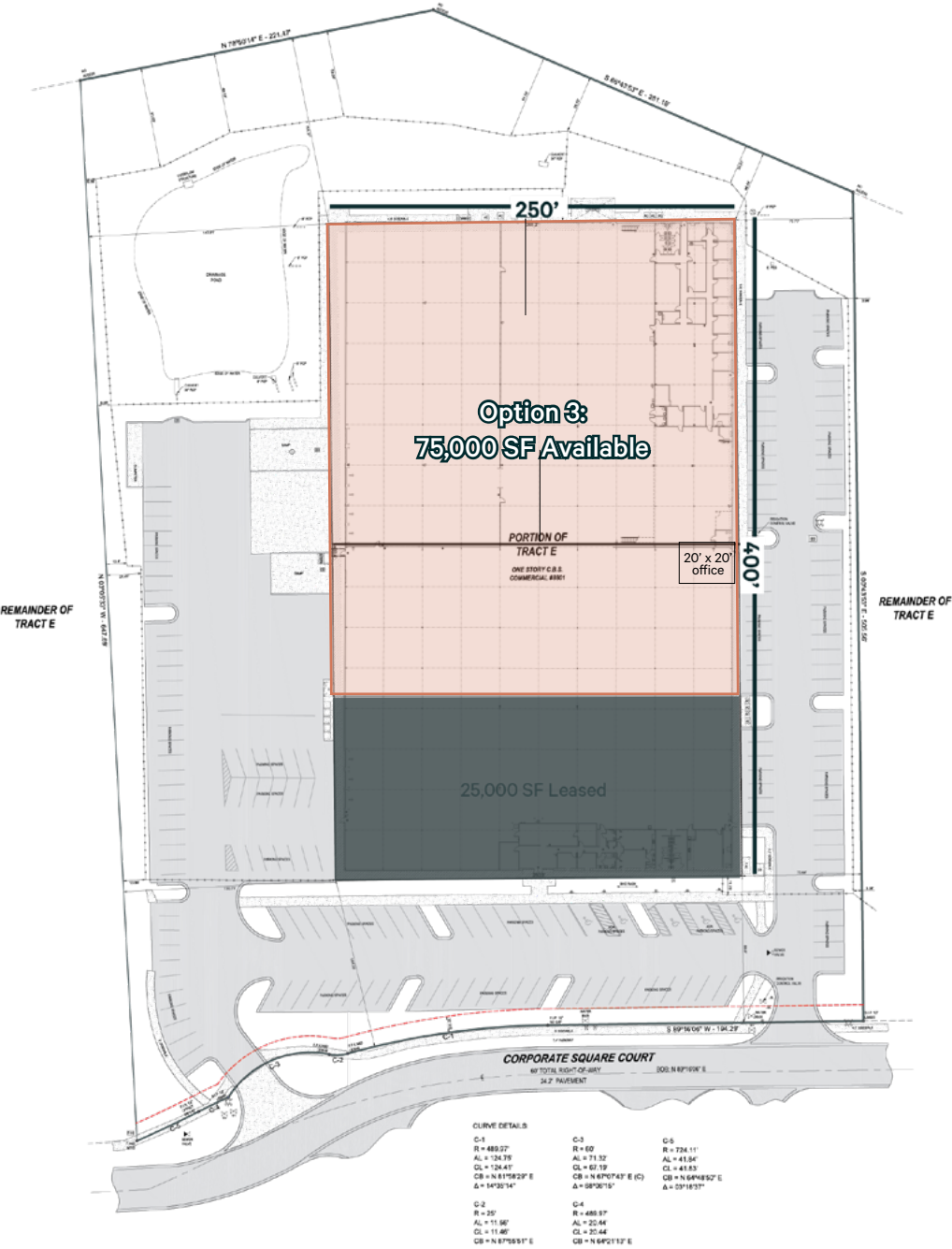


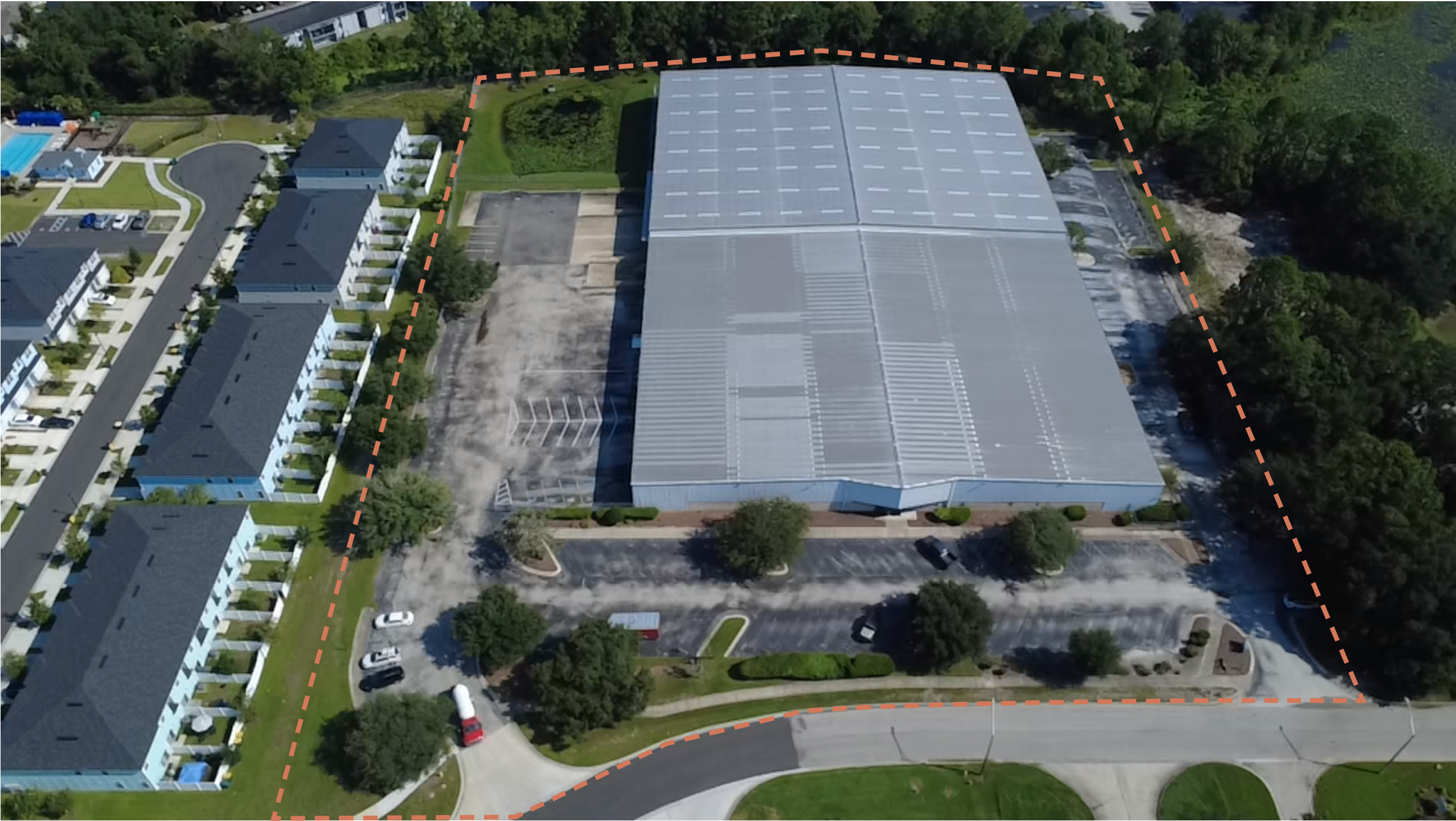
Click to Watch Video of Option 1

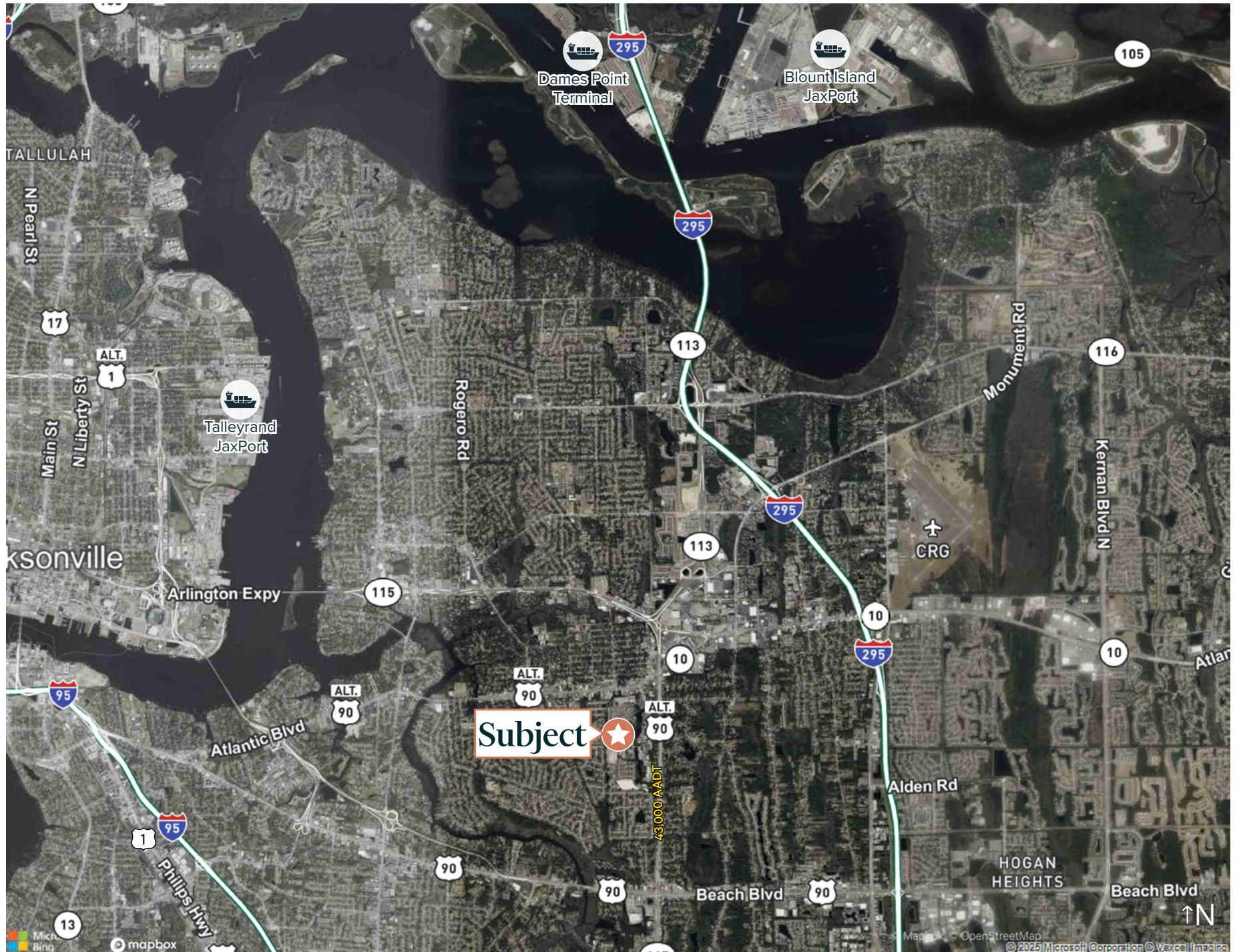


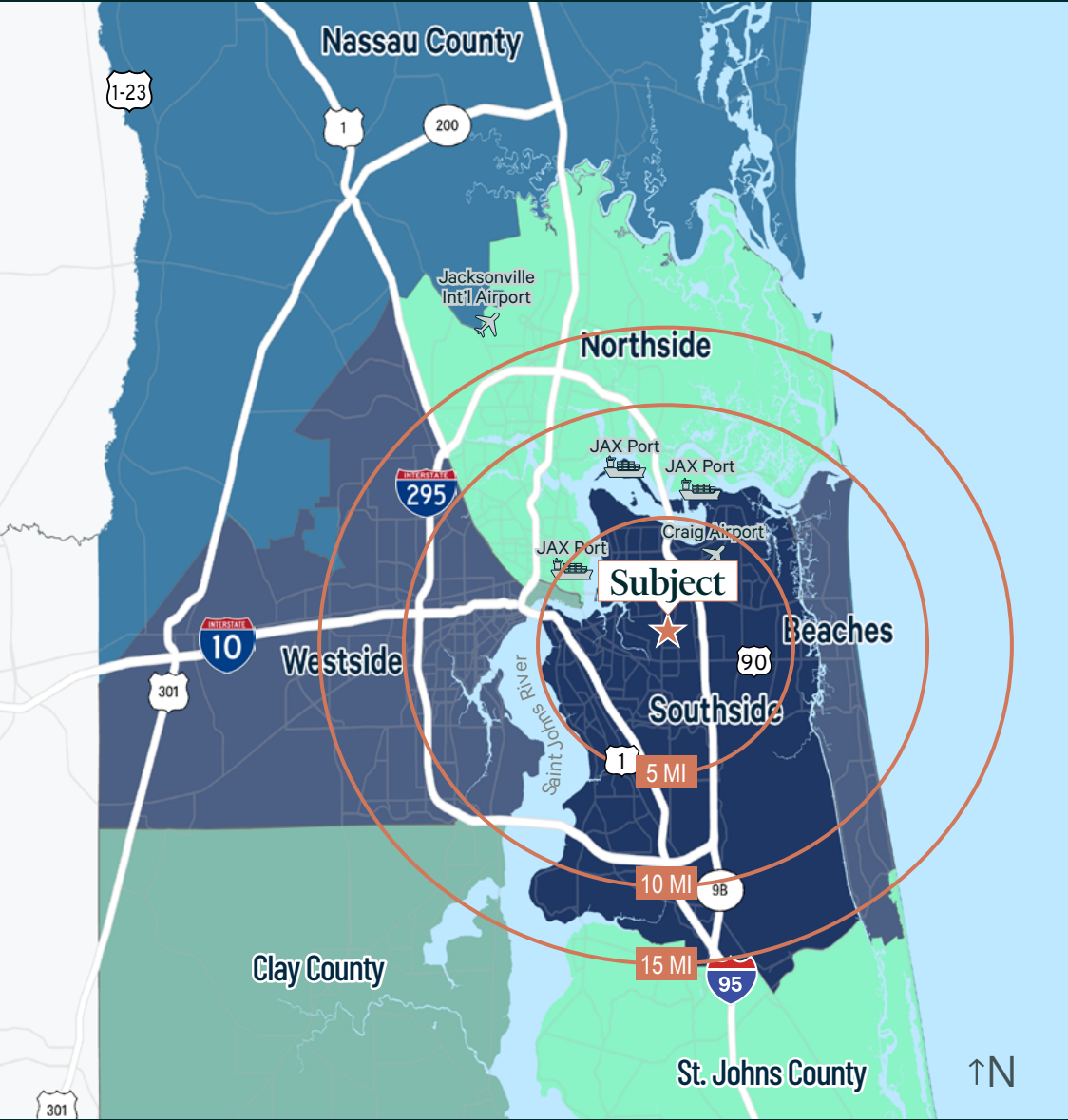
Option 3: 75,000 SF

Key Features		
Premises Size	75,000 SF	
Mezzanine Warehouse Space	10,000 SF above the main office, 125 lb. load per SF (this is not included in premises size above)	
Parking	105 auto spaces	
Zoning	Industrial Business Park	
Year Built	1998, expanded in 2006	
Climate Controlled	65% of the warehouse has HVAC	
Suite Dimensions	250' x 300'	
Column Spacing	25' x 20'	
Office	6,798 SF 11 private offices, 1 kitchen/breakroom, 1 conference room 7 men's restrooms & 7 women's restrooms	
Power	1,275 AMPS, 3phase, 277/480V	
Clear Height	18' clear height in the climate controlled area (49,000 SF) 25' clear height in the remaining 20,000 SF (not climate controlled)	
Fire Suppression	Wet Pipe	
Loading	(3) Dock high doors with mechanical pit levelers & (4) oversized grade level doors	
Truck Court	120'	









Points of Interest & Sub-markets	Distance
Southside Submarket	5 min
Northside Submarket	14 min
St. Johns County	16 min
Beaches Submarket	18 min
Westside Submarket	24 min
Saint Augustine	45 min

For More Information, Please Contact:

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