

# Industrial Space for Lease

CBRE



**Dock High Spaces:** 4,000 SF Available  
**Grade Level Spaces:** 2,000 - 2,400 SF Available

**Decker Center South Jax**  
1035 Blanding Boulevard, Orange Park, FL 32065

**Please Contact:**

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### Dock High Loading with Road Frontage: 1035 & 1045

Suite Sizes	4,000 - 10,000 SF
Loading	12x12 Dock High Doors
Clear Height	16-18' Clear
Warehouse Lighting	LED
Building Depth	105'
Parking Ratio	1.99/1,000 SF
Zoning	BB



Units 106-107:



4,000 SF  
Total



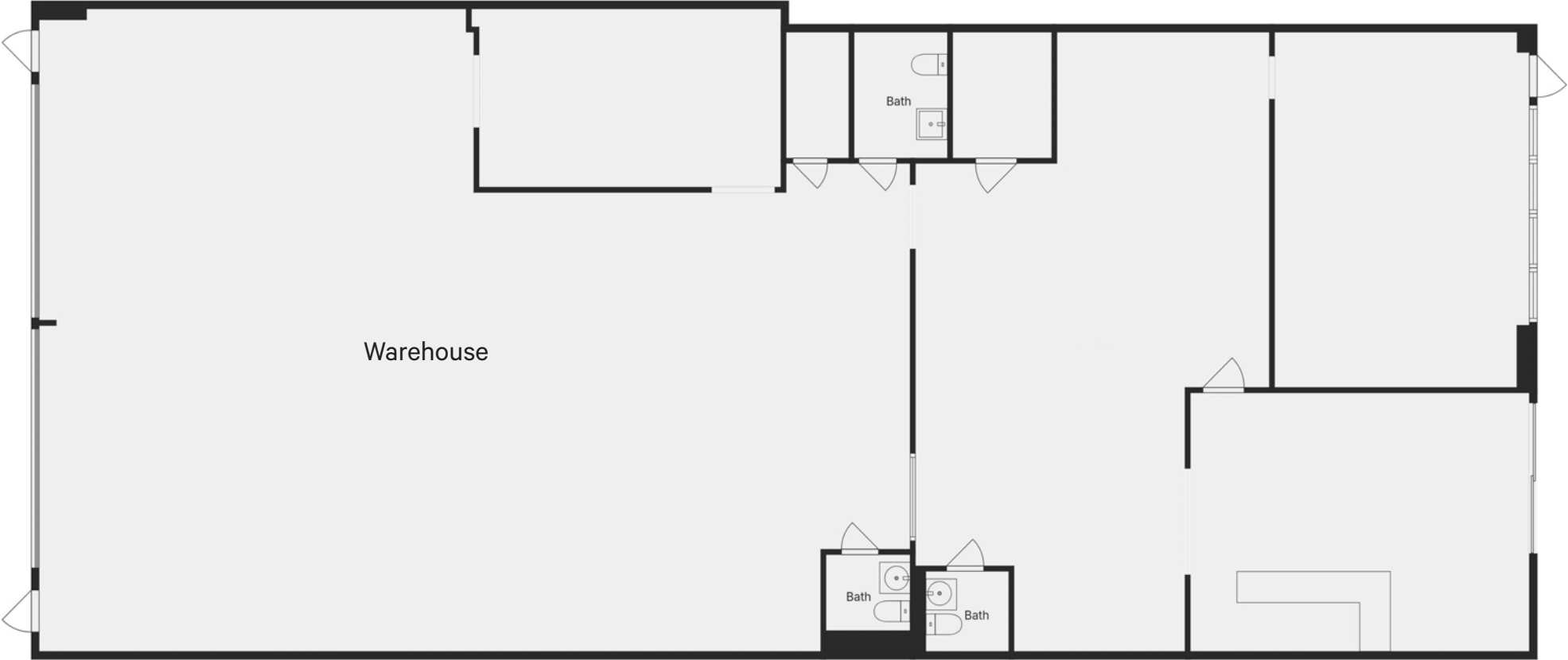
1,750 SF  
Office



2 (12x12)  
Dock High Doors



100%  
HVAC'd





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### Grade Level Loading

Suite Sizes	2,000 - 2,400 SF
Loading	11x12 Grade level roll up doors
Clear Height	16-18' Clear
Warehouse Lighting	LED
Building Depth	105'
Parking Ratio	1.99/1,000 SF
Zoning	BB



Unit 501:



2,100 SF  
Total



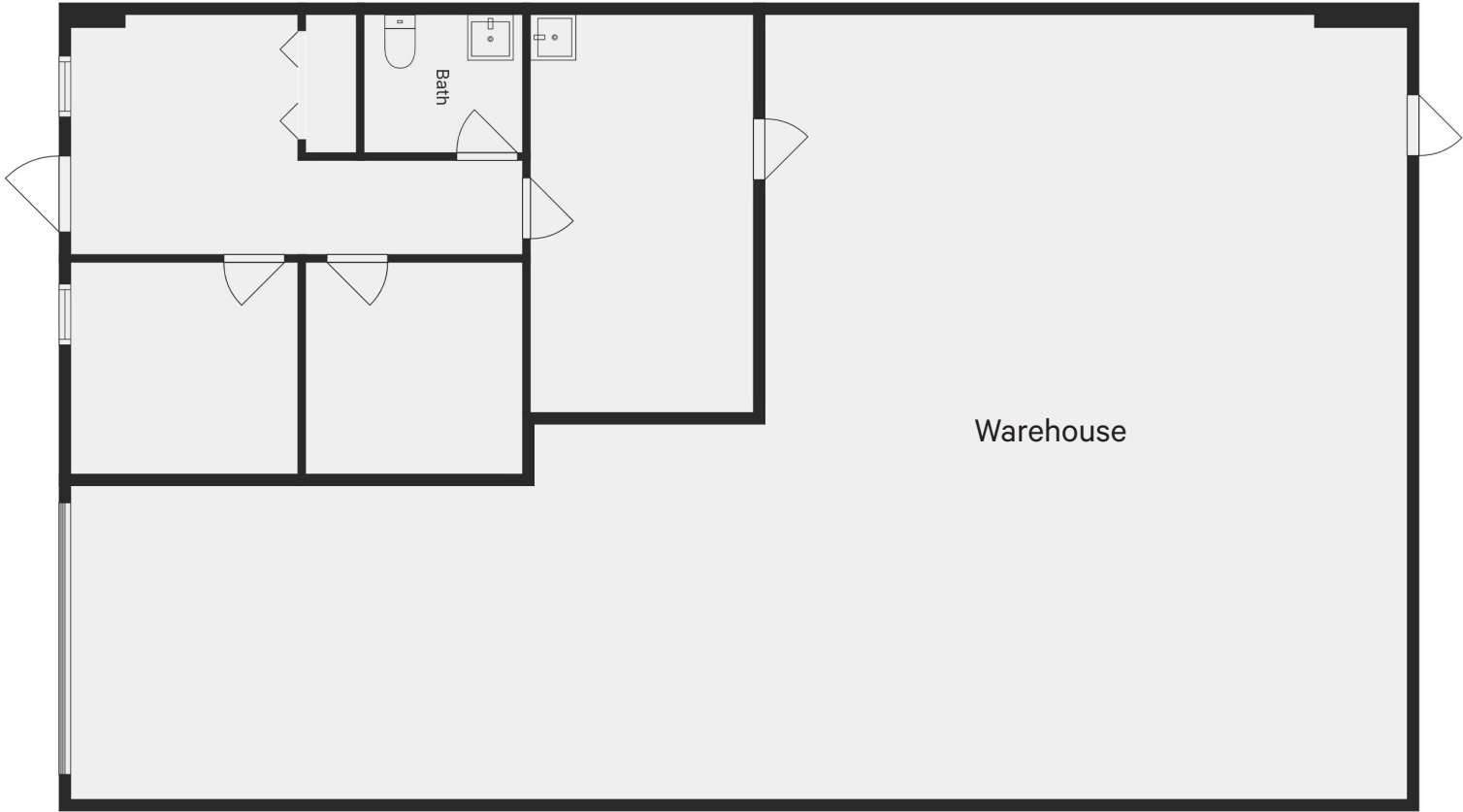
600 SF  
Office



1 (11x12)  
Grade Level Door



16' - 18'  
Clear Height



Unit 601:



2,400 SF  
Total



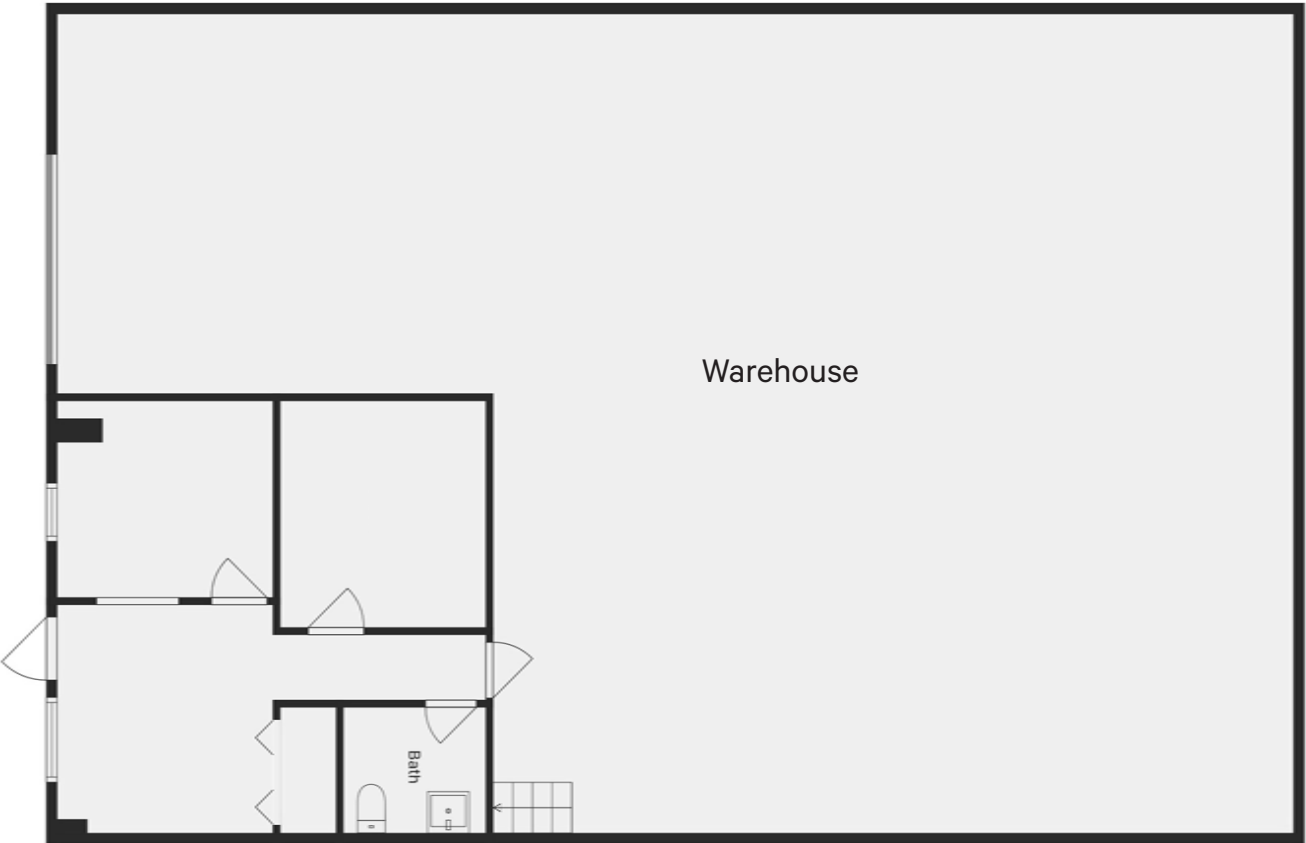
440 SF  
Office



1 (11x12)  
Grade Level Door



16' - 18'  
Clear Height







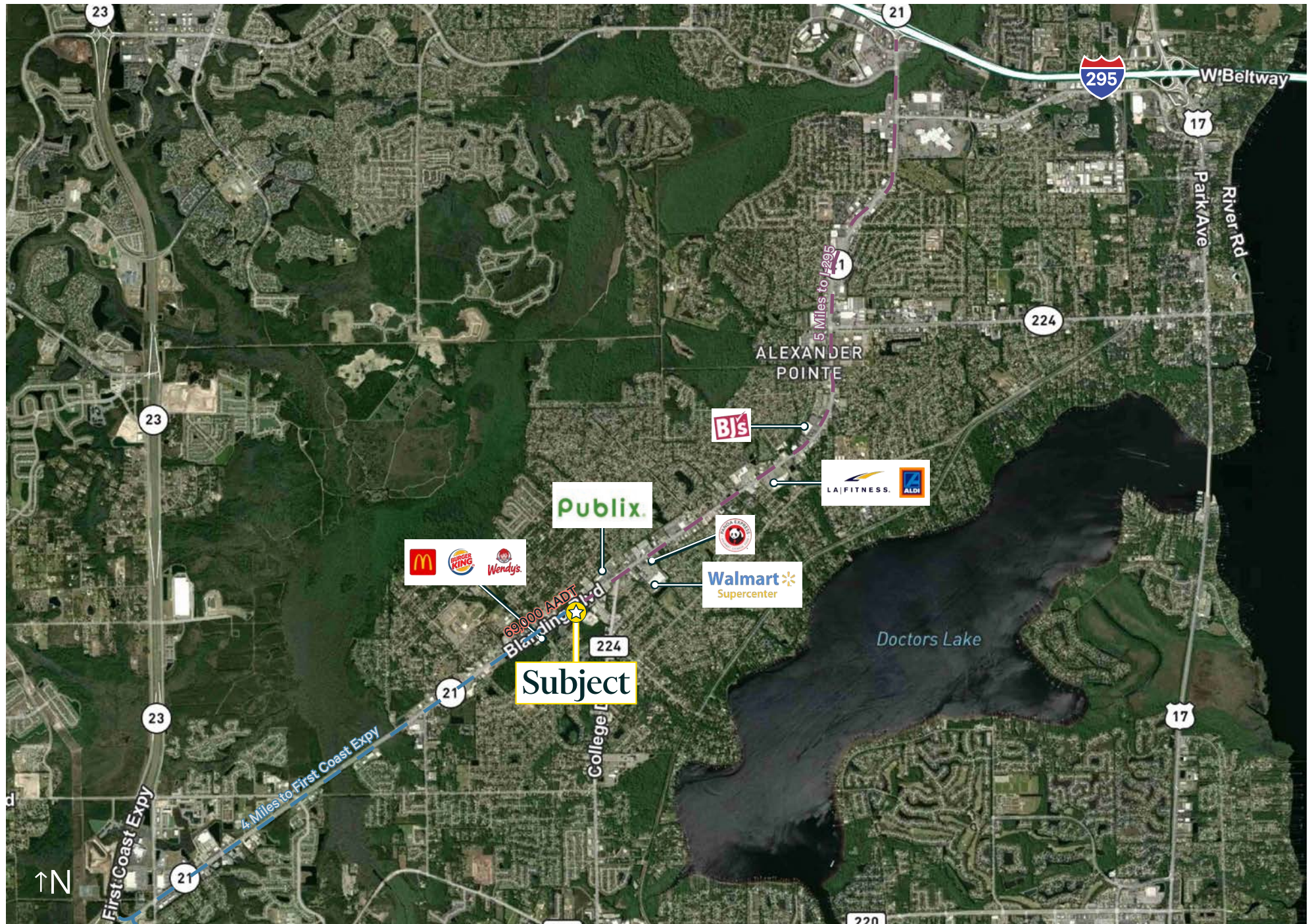
*Warehouse Interior*



*Office Interior*



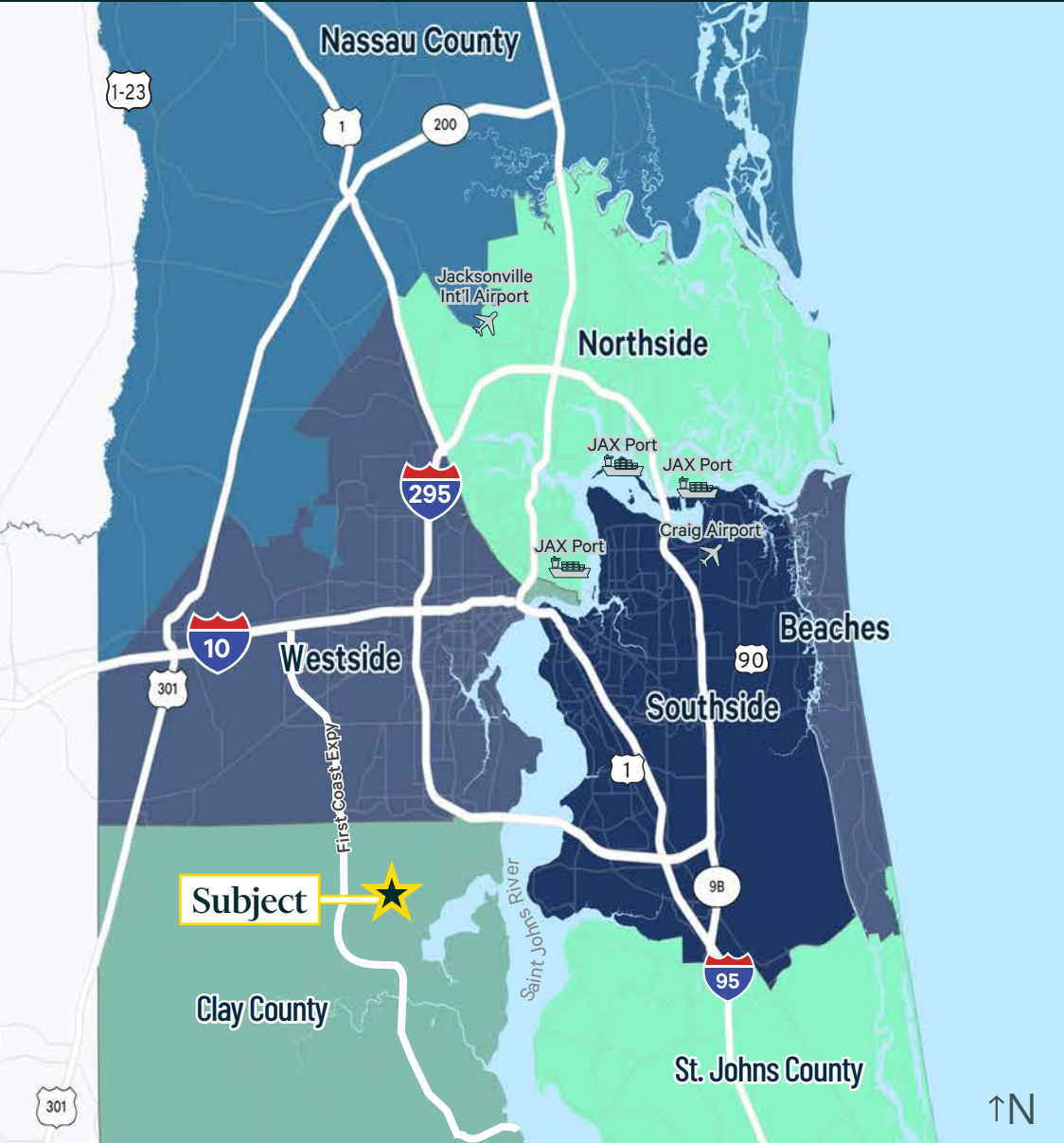
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For Lease



Points of Interest	Distance
First Coast Expressway	4 miles
Interstate 295	5 miles
US-17	6 miles
US-10	14 miles
Interstate 95	19 miles
CSX Intermodal Facility	19 miles
Norfolk Southern Intermodal Facility	21 miles
FEC Intermodal Facility	25 miles
JAXPORT   Talleyrand	25 miles
Jacksonville Int'l Airport	30 miles
JAXPORT   Dames Point	36 miles
JAXPORT   Blount Island	36 miles
Port of Savannah	160 miles
Port of Tampa	175 miles
Port of Charleston	258 miles

Please Contact:

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