

WAREHOUSE/OFFICE AVAILABLE FOR SALE

(LEASE OPTION WOULD BE CONSIDERED)

1708 Marshall St. | Jacksonville, FL 32206

- ±25,300 SF
- Clear Span Space
- Located minutes to Talleyrand Port Terminal
- Convenient Access to Expressways & Interstates
- Available For Sale Or Lease
- Strategic Location in the Industrial District of Downtown Jacksonville
- Located in an Opportunity Zone

1708 Marshall Street is a turnkey, heavy industrial warehouse located off of Talleyrand Avenue. Situated just minutes from the Talleyrand Port Terminal and major transit corridors makes this a convenient distribution, manufacturing and storage location in downtown Jacksonville.

LOCAL MARKET EXPERTS

RICHARD ANTCAK
Senior Vice President
rantczak@phoenixrealty.net
904.399.5222

COLBY SIMS
Vice President
csims@phoenixrealty.net
904.399.5222

NEWMARK
PHOENIX REALTY GROUP

PROPERTY OVERVIEW

1708 Marshall St. | Jacksonville, FL 32206



**±25,300 SF
Available**



**Convenient Access To
I-95, Arlington Expy,
I-10, & I-295**



**Zoned IH (Heavy
Industrial)**

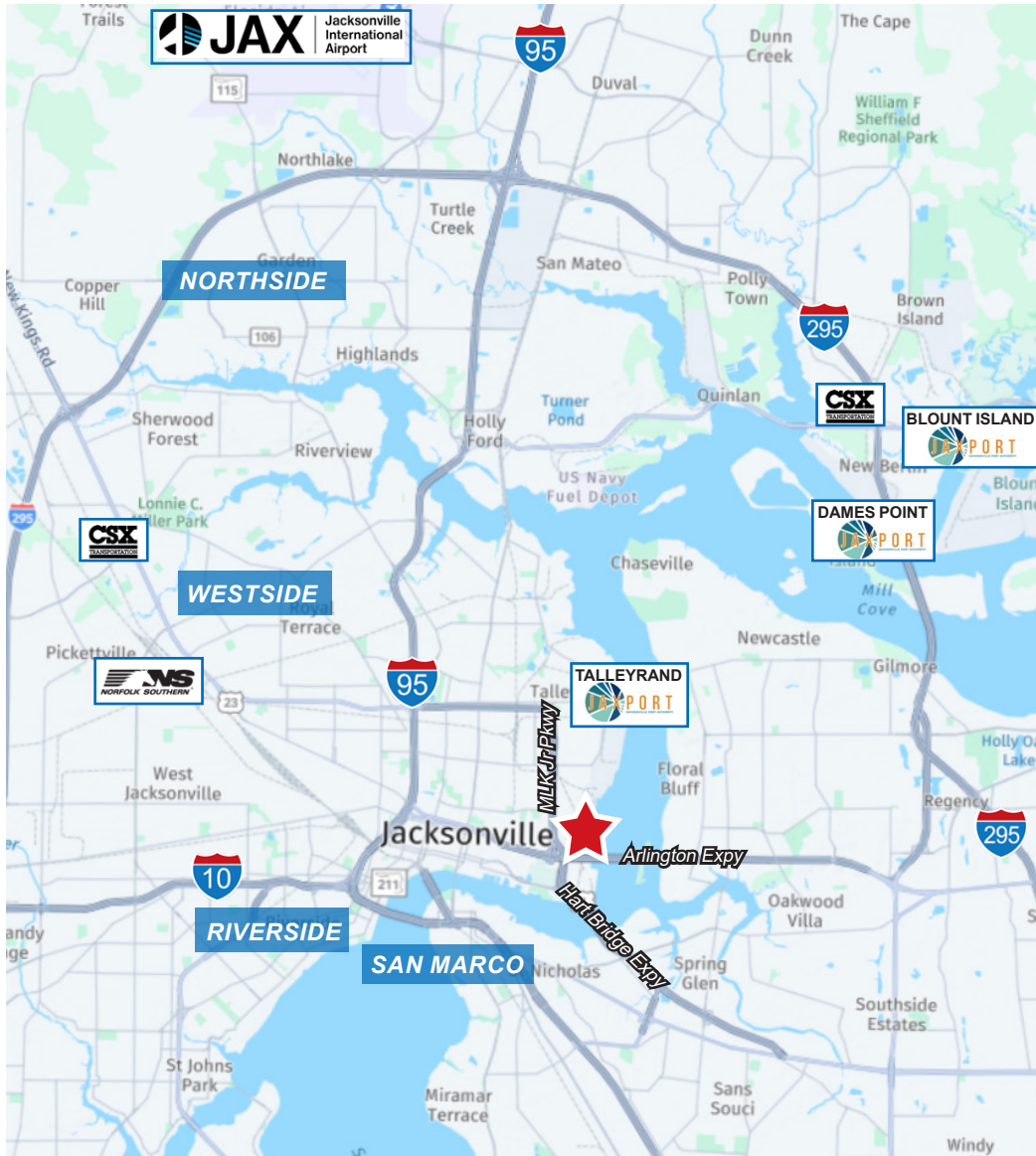


Total Building Size:	±25,300 SF
Office Size:	±2,330 SF
Building Dimensions:	130' W x 202' D
Additional Land:	0.28 acres SE corner of Marshall & Parker St
Loading:	One recessed dock door 12' X 14' One grade level door 12' X 14'
Ceiling Clear Height:	15'-18'
Year Built	1973
Car Parking:	East side of building completely fenced
Utilities:	City water & sewer; Natural gas
Exterior:	Metal Panel
Zoning:	IH allows for various uses covering multiple industries
Lighting:	Warehouse: LED Office: Florescent
Power:	600 amp panel with 480 V / 277, phase 3
Roof:	Re-Roof Completed 2023 With 20 Year Transferable Warranty
Environmental:	Clean Phase I ESA Report Completed August 2025

Asking Price: \$2,150,000
Lease Rate: \$7.25 PSF/NNN

THE IDEAL LOCATION

1708 Marshall St. | Jacksonville, FL 32206



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DISTANCE TO JAXPORT

0.6 miles to Talleyrand

13.6 miles to Blount Island and Dames Point



DISTANCE TO JIA AIRPORT

15.2 miles



DISTANCE TO CSX INTERMODAL FACILITY NORFOLK SOUTHERN FACILITY

10.5 Miles



DISTANCE TO FLORIDA EAST COAST RAIL

9.0 Miles

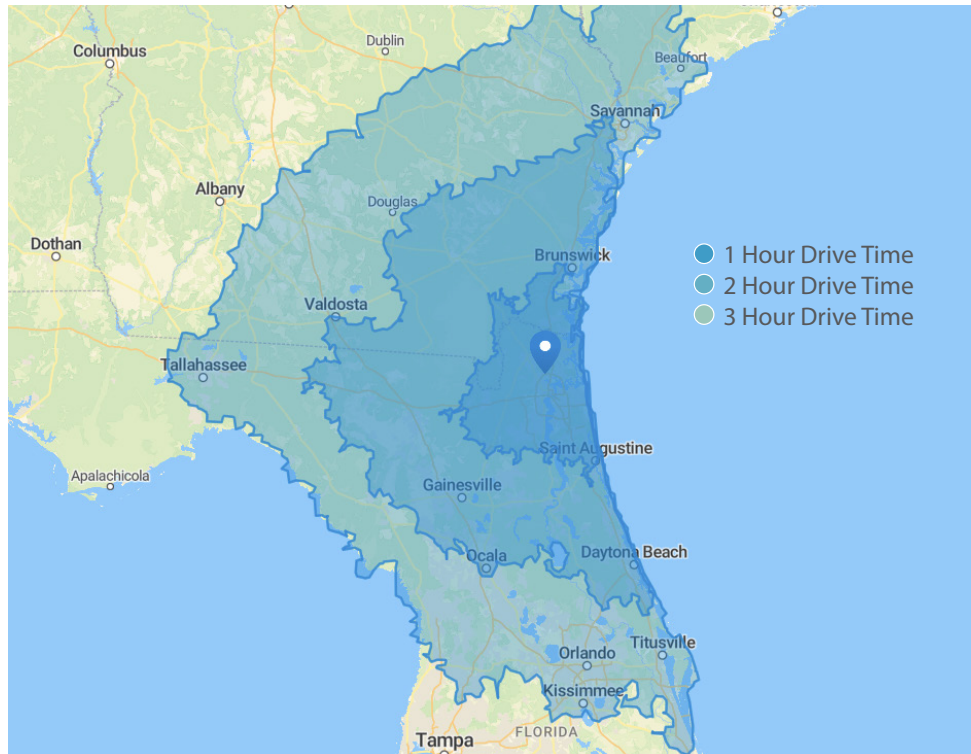












DISTANCE TO CERES TERMINALS | DAMES POINT

13.5 Miles

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Distance To:	Miles
 Interstate 295	9.4
 Interstate 95	2.8
 Interstate 10	4.4
 CSX Intermodal Facility	13.7
 Norfolk Southern Intermodal	10.5
 FEC Intermodal Facility	9.0
 Jacksonville Int'l Airport	15.2
 JAXPORT Talleyrand	0.6
 JAXPORT Dames Point	13.5
 JAXPORT Blount Island	13.6



PROPERTY PHOTOS & FLOOR PLAN

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