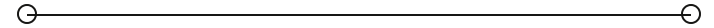


LEASE

4818 Victor Street

JACKSONVILLE, FL 32207



PRESENTED BY:

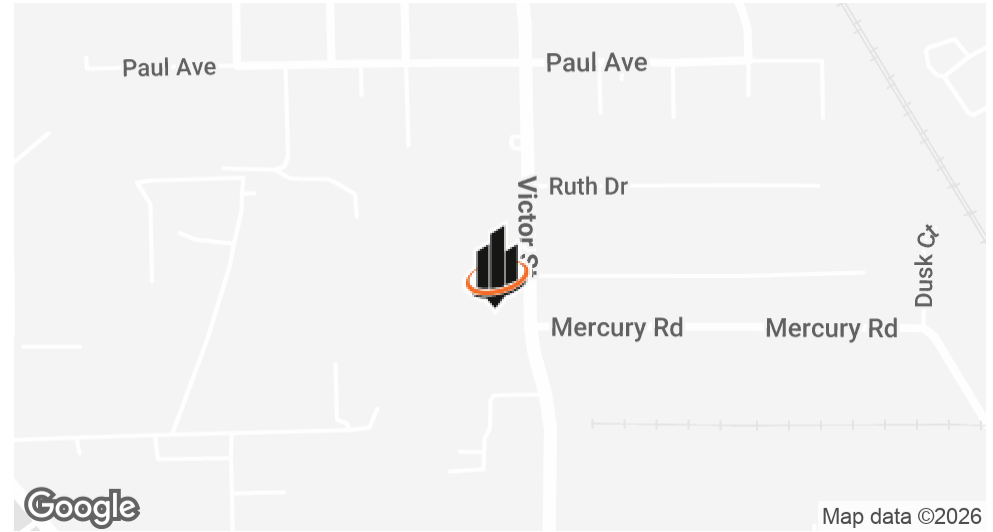
COLIN NICHOLSON III, CCIM

Phone: 904.281.1990

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	9,430 SF
LOT SIZE:	17,875 SF

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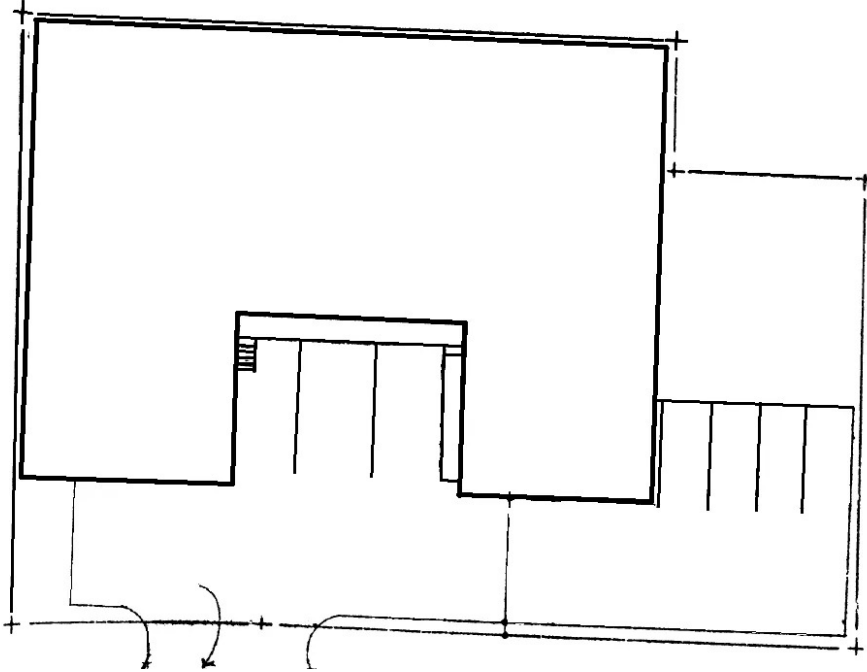
PROPERTY DESCRIPTION

9,430/sf industrial building with Three-Phase power. The building has 3 dock high loading doors. The current tenant will be vacating prior to August 31st, 2026 and will be available September 1st, 2026.

PROPERTY HIGHLIGHTS

- High ceilings for ample vertical storage
- Spacious floor plan to accommodate diverse operations
- Large bay doors for convenient loading and unloading
- Well-maintained facilities to support business needs
- Strategic location in Jacksonville for optimal visibility
- Easy accessibility for employees and clients

EXECUTIVE OVERVIEW



EXECUTIVE OVERVIEW

Opportunity to position your business for success at **4818 Victor Street**, a well-located industrial facility in one of Jacksonville's established industrial corridors. Offering excellent functionality for warehouse, distribution, manufacturing, service, or contractor operations, this property combines practical industrial features with convenient access to the region's major transportation network.

The property's strategic location provides quick connectivity to **Interstate 10, Interstate 95, and Interstate 295**, allowing efficient movement throughout Jacksonville and beyond. Situated near the city's logistics and industrial hubs, tenants benefit from convenient access to the Port of Jacksonville, downtown Jacksonville, and the surrounding Northeast Florida market.

Designed with operational efficiency in mind, the property features **easy access to three dock-high loading doors**, conveniently positioned in the center of the building and readily accessible upon entering the driveway. This efficient loading configuration streamlines shipping and receiving operations while providing excellent maneuverability for trucks and deliveries.

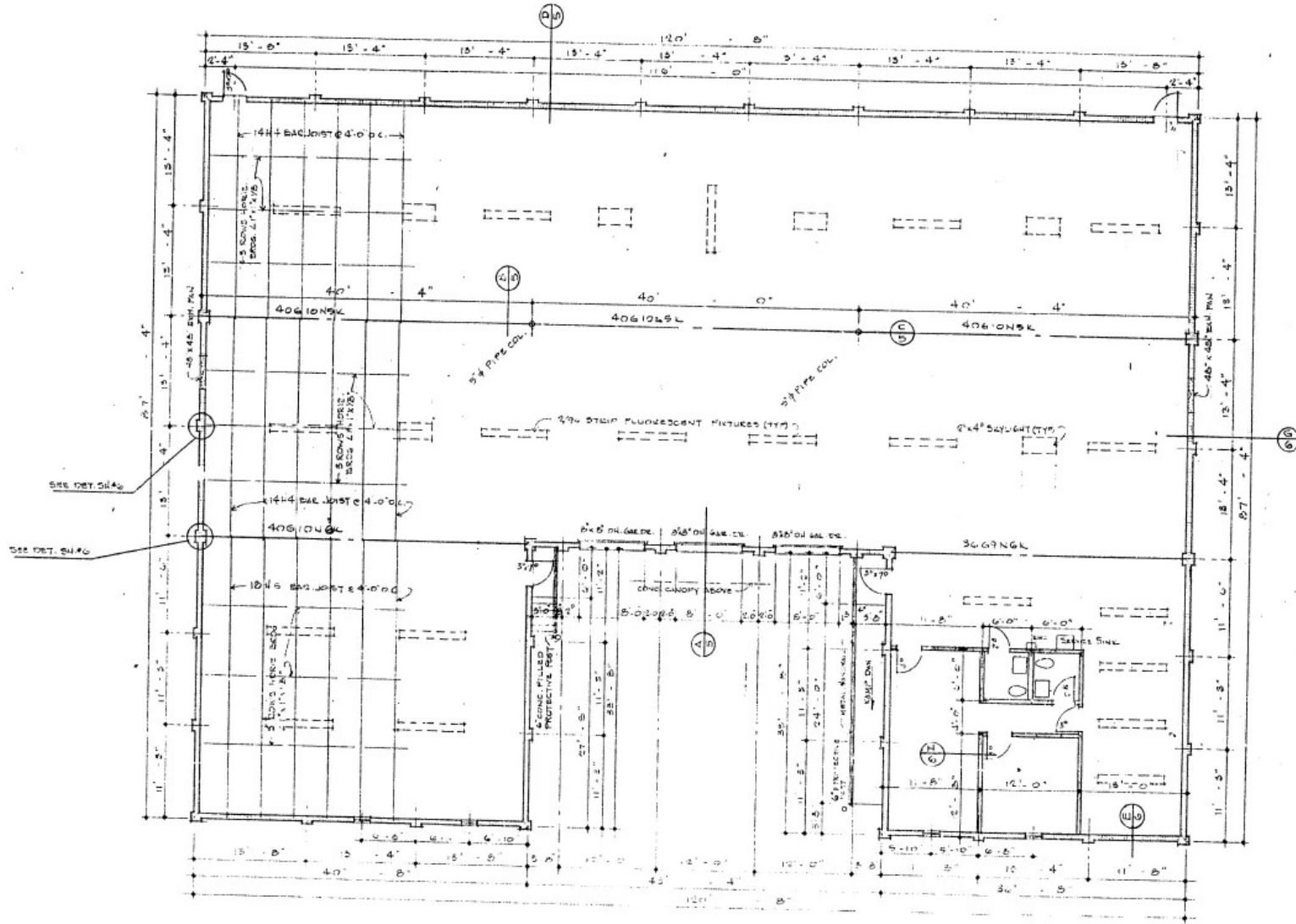
Ideal for warehousing, light manufacturing, storage, and commercial service operations, **4818 Victor Street** offers the functionality, accessibility, and strategic location businesses need to support long-term growth in one of Northeast Florida's premier industrial markets.

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FLOOR PLANS

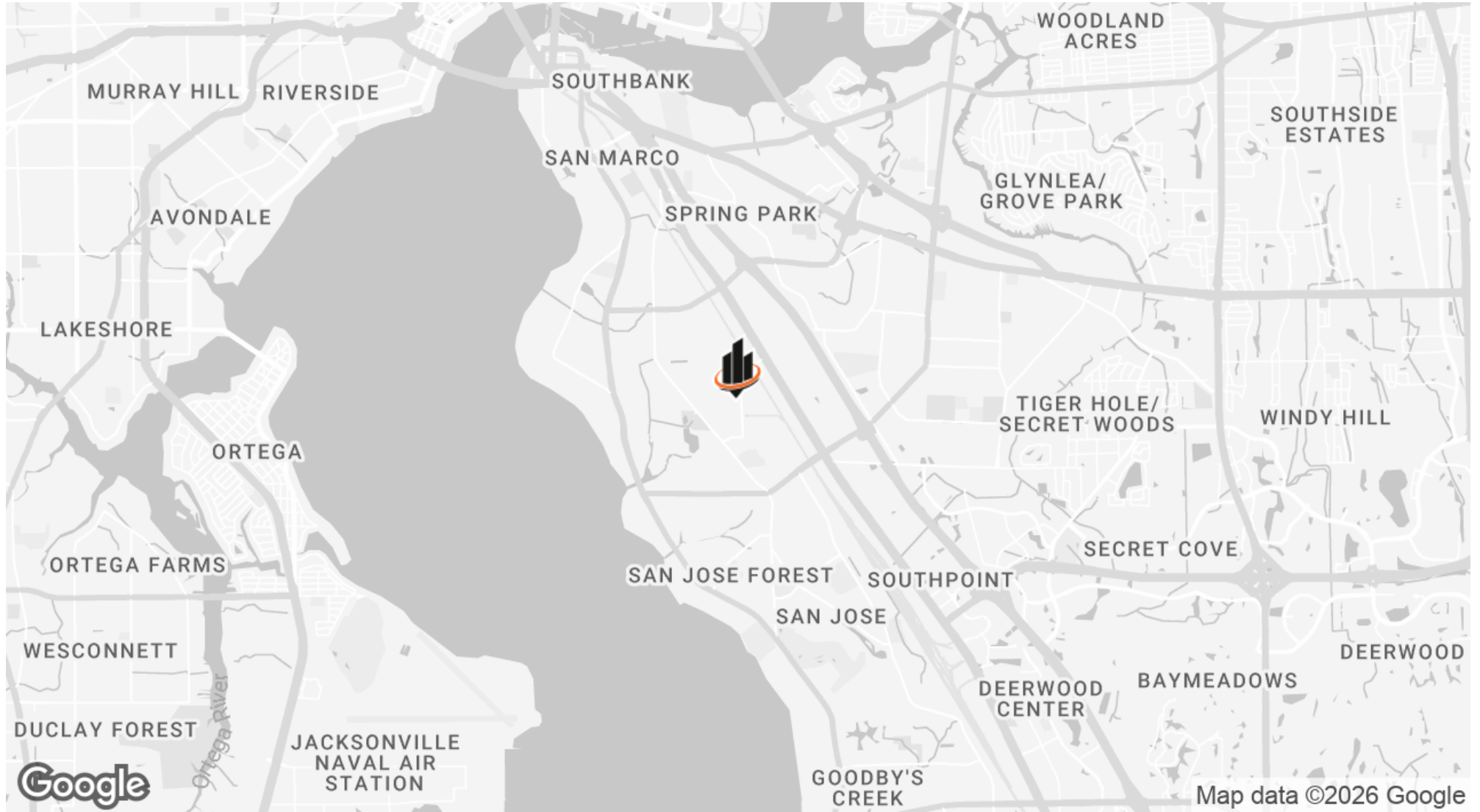


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LOCATION MAP



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JACKSONVILLE, FL



HIGHLIGHTS

- One of the fastest-growing cities in the Southeast
- Located along Florida's NE coast with direct access to I-95, I-10 and major Southeast logistics corridors
- 22 miles of beaches, 1,100 miles of shoreline
- Largest urban park system in the country with 80,000 acres
- 40 golf courses
- Business, culture, coastal living and entertainment
- 270 average days of sunshine per year
- One of only 17 U.S. strategic ports on-call to move military cargo

AREA INFORMATION

One of Florida's most historic cities, first founded by European settlers back 1562. Jacksonville is rich with old Florida history, Civil War history, Civil Rights history, and Southern Rock history. Jacksonville's Downtown is one of the oldest in the state and packed with architectural gems from the early 1900's. Museums dedicated to the African American story, museums featuring the history of our beaches and a museum dedicated to the history of the biggest and most historic park, the Timucuan Ecological and Historic Preserve.

The final 35 miles of the St. Johns River runs through Jacksonville, the largest city by area in the United States, with a population of over one million. Much of the economic base of Jacksonville depends on the river: Northeast Florida's strong military presence operates on the river and 18,000,000 tons of goods are shipped in and out of Jacksonville annually.

The military presence also has a significant economic impact on the region that provides stability and diversity within the local community. Area military installations such as Naval Air Station Jacksonville, Naval Station Mayport, Kings Bay Naval Base, Camp Blanding Joint Training Center, Naval Aviation Depot Jacksonville and Marine Corps Blount Island Command provide employment to more than 50,000 active duty, reserve and civilian men and women.

There's little doubt the St. Johns River is the trade engine that drives Jacksonville. While its economic impact may be hard to quantify, the peripheral industries the river supports and affects are abundant.

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