

FOR LEASE: ±21,337 SF

4722 WESCONNETT BOULEVARD

JACKSONVILLE, FL 32210



CBRE

**TWO-BUILDING OFFICE/WAREHOUSE IN
PROXIMITY TO HIGH-DENSITY POPULATION**

THE OFFERING

INSULATED & CLIMATE CONTROLLED FACILITY
WITH FULLY HVAC'D WAREHOUSE SPACE



±21,337 SF

PREMISES

±2.67 AC
TOTAL AREA

±264'
FRONTAGE

51
PARKING SPOTS

CCG-2
ZONING

\$11.95/SF
LEASE RATE

\$1.93/SF
CAM/RE TAXES

JEA
WATER/SEWER

JEA
ELECTRIC



+ ABILITY TO ADD ADDITIONAL DRIVE-IN DOORS

BUILDING #1: HIGHLIGHTS



±13,600 SF
PREMISES



±7,500 SF
WAREHOUSE



±4,600 SF
OFFICE



±1,500 SF
MEZZANINE



TWO (2)
OVERHEAD DOORS
(GRADE LEVEL)



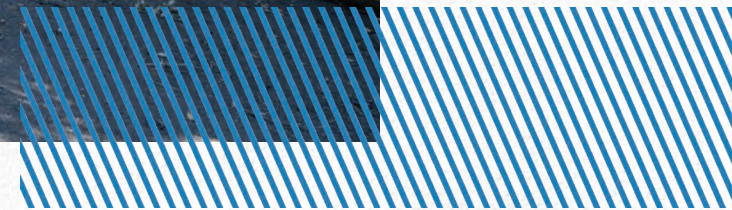
15.8'
CLEAR HEIGHT
(TO CEILING GRID)



208/800 AMP
POWER
(3-PHASE)



175.6' x 60.3'
DIMENSIONS



BUILDING #2: HIGHLIGHTS



±7,737 SF
PREMISES



±6,077 SF
WAREHOUSE



±820 SF
OFFICE



±840 SF
MEZZANINE



TWO (2)
OVERHEAD DOORS
(GRADE LEVEL)



18.8' - 21.0'
CLEAR HEIGHT
(TO I-BEAM)



208/1,200 AMP
POWER
(3-PHASE)



160.1' x 43.1'
DIMENSIONS

AERIAL OVERVIEW



EXTERIOR



EXTERIOR



BUILDING #1 WAREHOUSE



OVERHEAD DOORS



BUILDING #2 WAREHOUSE

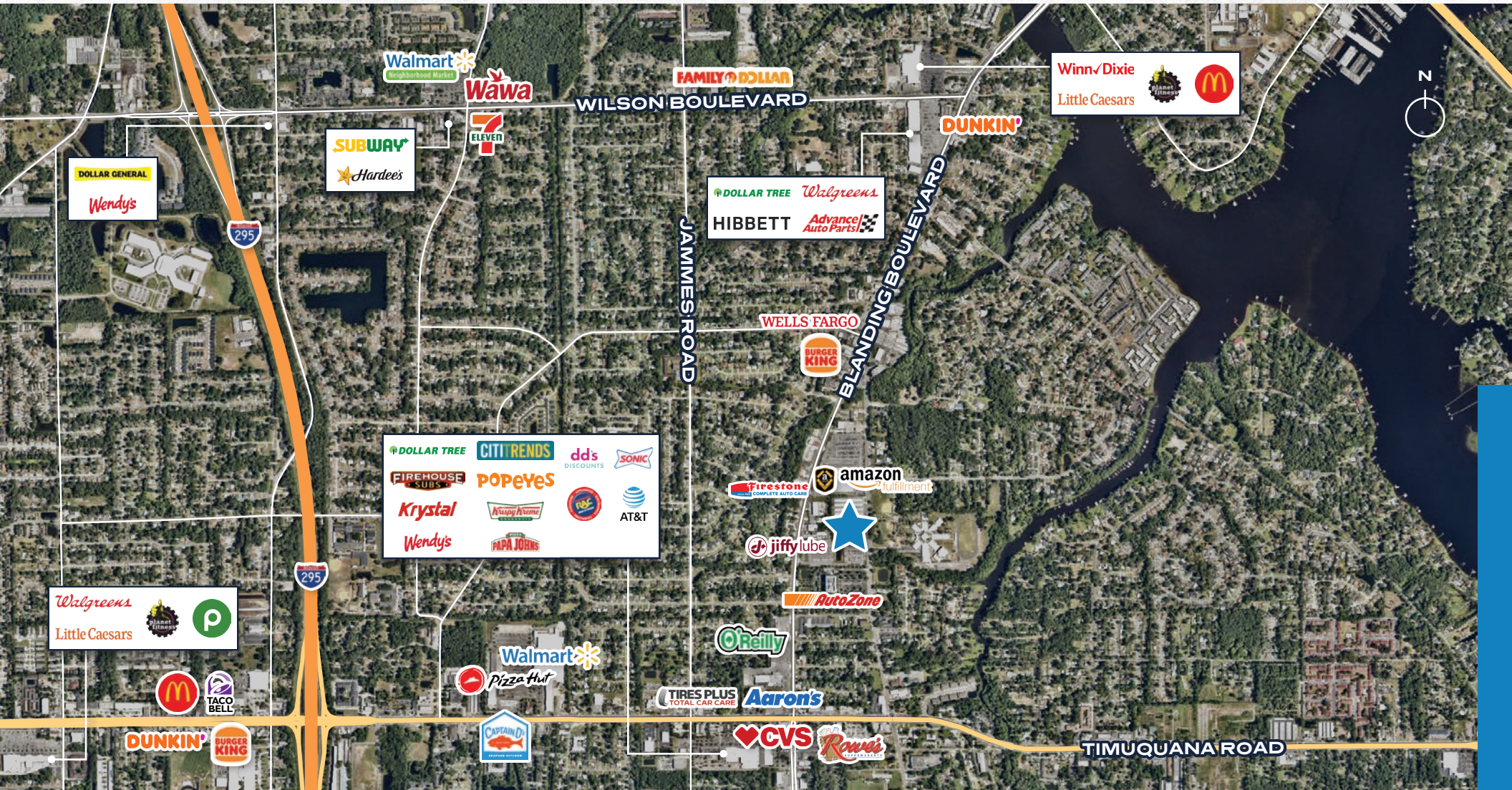


BUILDING #1 OFFICE

AREA DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2024 Businesses	560	2,682	6,443
2024 Employees	3,845	19,383	56,935
2024 Population	12,751	86,864	181,660
2024 Households	5,190	34,602	73,685
2024 Avg. Household Income	\$71,553	\$81,217	\$84,296

SOURCE: ESRI PROJECT ID 1488639

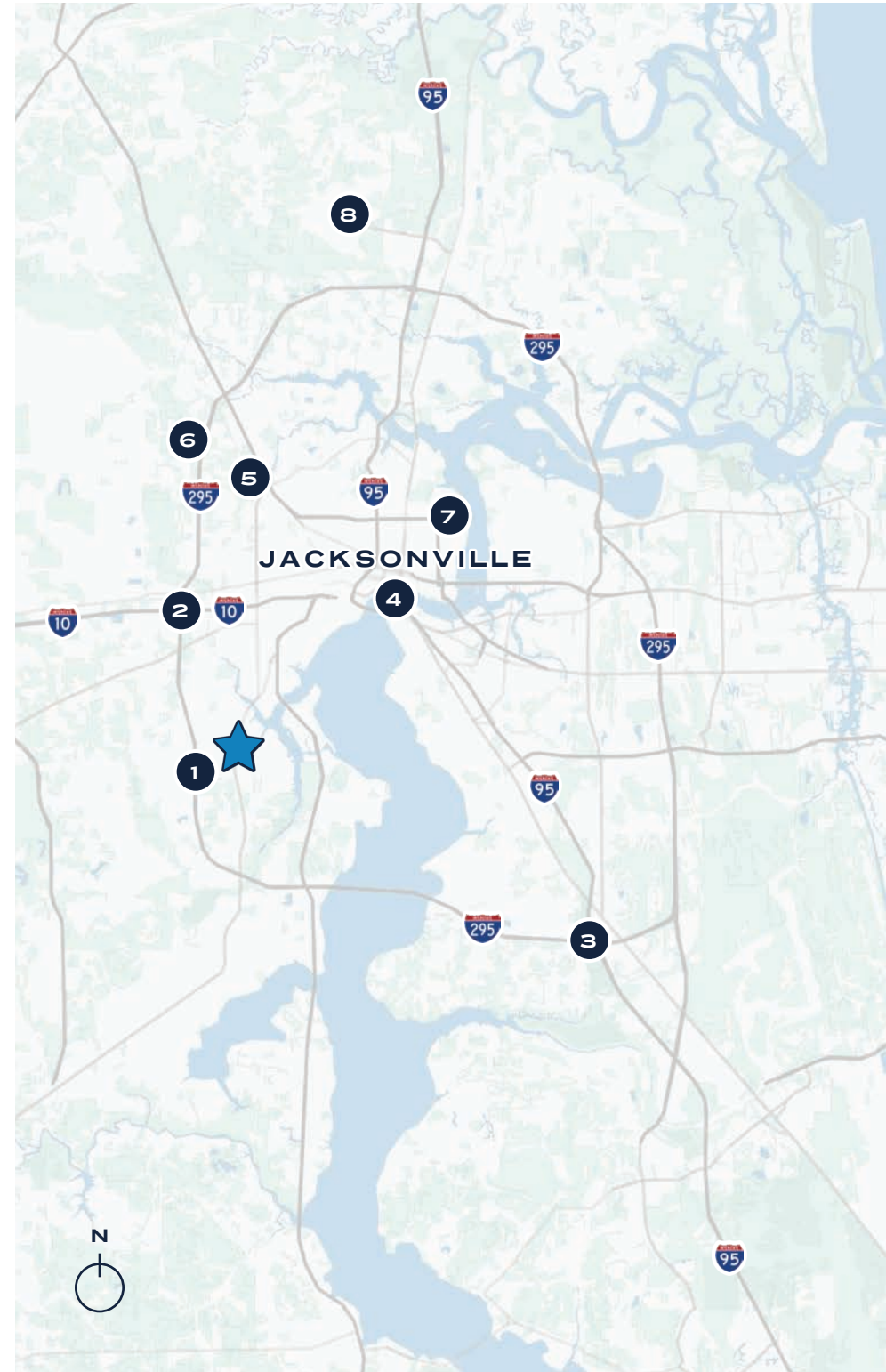


Jacksonville Market Overview

Known as “The River City,” Jacksonville, Florida, is one of the fastest growing cities in the southern U.S. Named after former President Andrew Jackson, the community sits at the border between Florida and Georgia. Growing by over 23% between 2010 and 2023, Jacksonville is emerging as a haven for new residents. The warm weather, diverse economy and relatively low cost of living pull people from all over the country.

While an older city, Jacksonville doesn't have a legacy of clinging to long-deceased industries. Instead, the community's recent growth partly reflects Jacksonville's commitment to a diverse economy. The industry with the largest portion of employed civilians is healthcare, with 13.1% of local workers. The second-largest segment of workers is employed in retail industries at 11.3%. Finance and insurance hold the third spot with 8.2%, and construction, professional, scientific, and technical services along with accommodations and food services hold the fourth spot at 7.5% of employed civilians. Rounding out the top five is education at 6.8% of Jacksonville residents.

Points of Interest	Distance
1. Interstate 295	1.7 Miles (4-6 Minutes)
2. Interstate 10	4.7 Miles (9-12 Minutes)
3. Interstate 95	6.9 Miles (10-12 Minutes)
4. Downtown Jacksonville	9.6 Miles
5. Norfolk Southern Intermodal Terminal	11.2 Miles
6. CSX Intermodal Terminal	11.8 Miles
7. JAXPort (Talleyrand Terminal)	12.6 Miles
8. Jacksonville International Airport	21.4 Miles

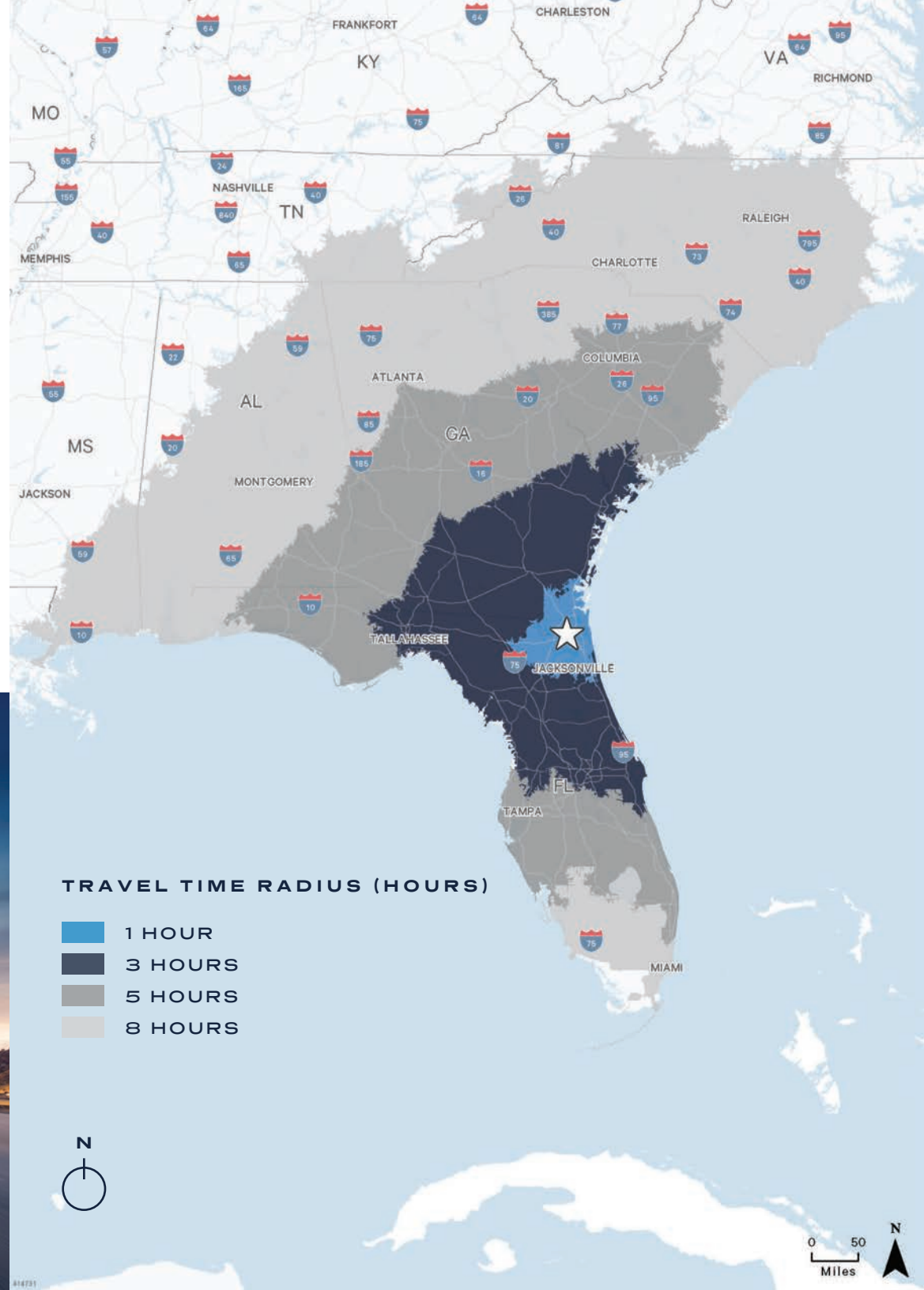


TRAVEL TIMES

Reach +50M Consumers in the Southeast

Jacksonville boasts a strong intermodal system with fast access to major markets throughout the U.S. via three railroads (CSX, Norfolk Southern and Florida East Coast) and multiple interstate highways (I-75, I-10 and I-95).

JAXPort is the premier diversified port in the region with multiple cargo terminals capable of handling container, automobile, bulk, break-bulk and refrigerated cargoes.



TRAVEL TIME RADIUS (HOURS)

- 1 HOUR
- 3 HOURS
- 5 HOURS
- 8 HOURS



JACKSONVILLE'S INTERMODAL CONNECTIVITY

Transportation and logistics is an essential industry for Jacksonville. Jacksonville boasts a strong intermodal system with fast access to major markets throughout the U.S. via three railroads (CSX, Norfolk Southern and Florida East Coast) and multiple interstate highways (I-95, I-10 and I-295). JaxPort is the premier diversified port in the region with multiple cargo terminals capable of handling container, automobile, bulk, breakbulk and refrigerated cargoes.

Jacksonville International Airport (JAX)

- Handled over 7.3 million passengers in 2023
- Over 1.47 billion pounds of landed weight in 2023
- 95 non-stop daily flights
- Non-stop service to 35 U.S. Cities

CSX

CSX, based in Jacksonville, has greater connectivity than any other rail system in Florida with two major rail yards, two TDSI auto distribution terminals, a bulk transfer terminal and an intermodal terminal.

Norfolk Southern

The Norfolk Southern Railway (reporting mark NS) is a Class I freight railroad in the United States with headquarters in Atlanta, Georgia. NS is the client for the Simpson Yard Intermodal Facility in Jacksonville



JAXPort

Port Volume (TEUs):	1.3 Million
Refrigerated TEUs (2021):	121,707
Channel Depth:	47'
Import/Export:	\$27.8/\$60.0 Billion
*Port Capital Improvements:	\$0.5 Billion
Tons of Cargo FY 2023:	10.35 Million
Vessel Call FY 2023:	1,566

*HARBOR DEEPENING FROM 40' TO 47'
SOURCES: CBRE RESEARCH; JAXPORT



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