

**7002 Normandy Blvd,
Jacksonville, FL 32205**

Build-to-Suit Opportunity



1,870 - 13,126± SF Available For Lease

Prime Commercial Location | I-295 & Normandy Blvd Corridor

PROPERTY DETAILS

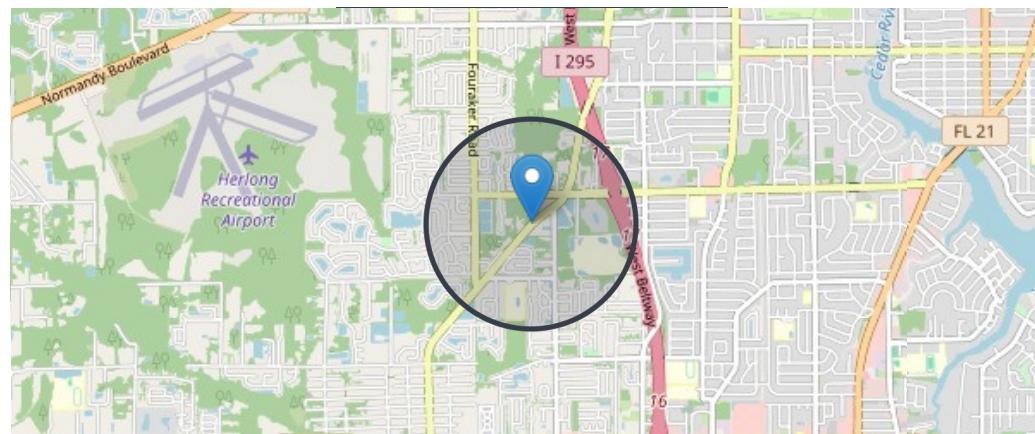
Current Size: 9,396± SF

Potential Addition: 3,730± SF

Parking: ~65 spaces

Warehouse Access: Roll-up door

Zoning: CCG-1



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Pine Street / RPS

LEASE OPTIONS & SALE PRICE

Full Building	13,126 SF	\$18.50/SF + NNN
Option 2	9,396 SF	\$18.50/SF + NNN
Option 3	7,526 SF	\$18.50/SF + NNN
Option 4	3,730 SF	\$18.50/SF + NNN
Option 5	1,870 SF	\$18.50/SF + NNN
Sale Price		\$2,190,000



NEARBY DEVELOPMENT

- New 390-unit multifamily development breaking ground
- Positioned directly behind the property
- Additional retail developments in progress along corridor

PROPERTY POSITION

- Positioned directly at Normandy Blvd & the I-295 interchange.
- High daily traffic count: 22,000+ vehicles/day
- Strong visibility from major arterial roads

KEY HIGHLIGHTS

- Freestanding, fully renovated commercial building with modern aesthetic
- Build-to-suit opportunity with flexible space configurations
- New façade improvements and approximately 65 parking spaces
- High visibility location near the I-295 & Normandy Blvd interchange
- CCG-1 zoning allows for diverse commercial uses
- Ideal for single tenant or multi-tenant configuration

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SITE PLAN

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