

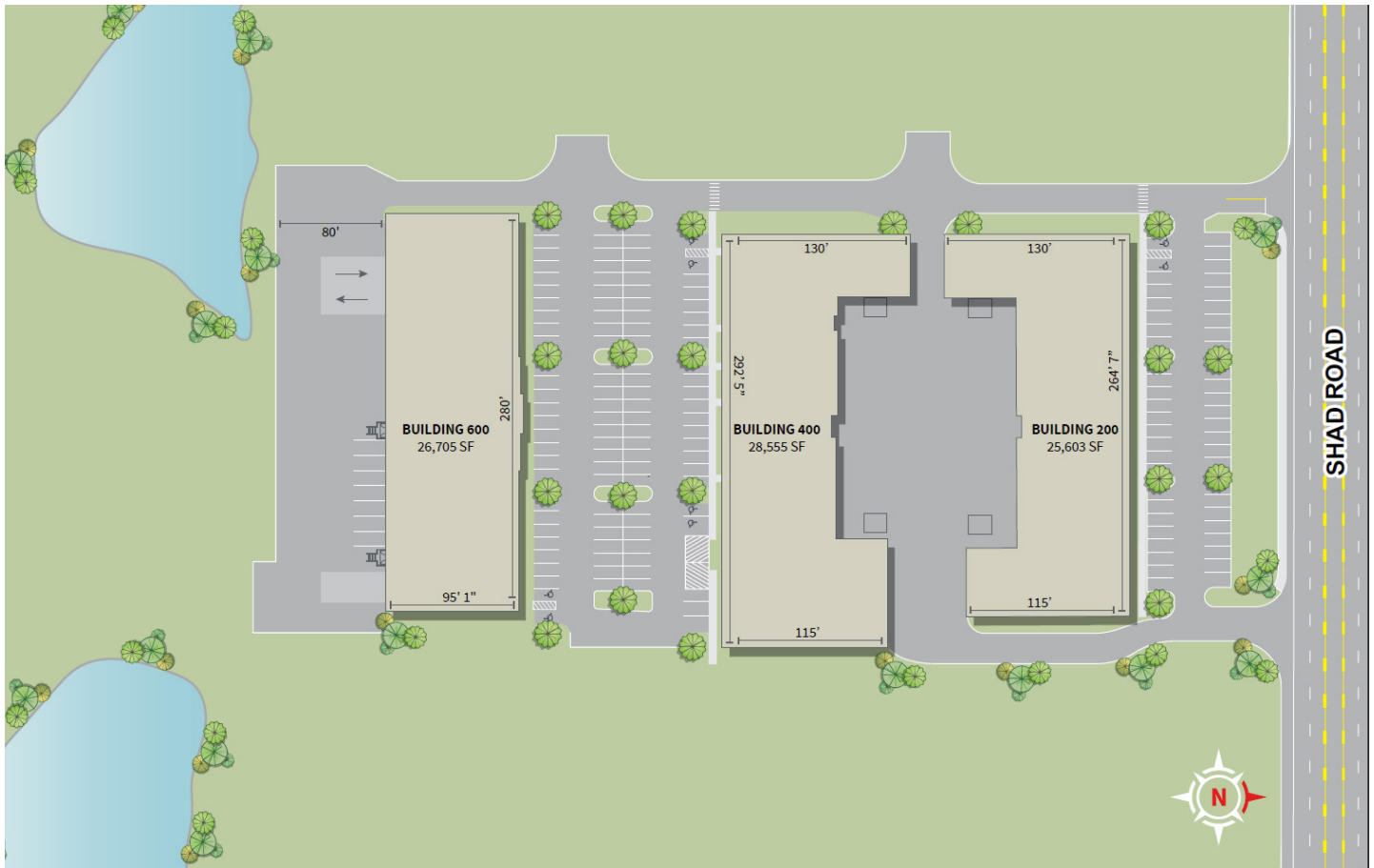
MAGNOLIA PARK

5220 SHAD ROAD, JACKSONVILLE, FL

- » Three flex/light industrial buildings totaling 80,863 square feet
- » Shallow-bay warehouse spaces with dock and drive-in loading positions
- » Direct access to Phillips Highway (US-1) and minutes away from the major transportation and logistical thoroughfares of I-95 and I-295
- » Located within the Mandarin submarket, Jacksonville's largest suburban employment hub
- » Two grade-level facilities and one dock-high warehouse to accommodate a variety of customer types
- » 14' and 25' clear heights
- » Free parking
- » Surrounded by a variety of retail amenities, including The Avenues regional shopping mall and St. Johns Town Center



SITE PLAN



5220 Shad Road
Jacksonville, FL 32257

LOCATION DETAILS

- » Situated within the dynamic southside Jacksonville market
- » Centrally located within the Butler Corridor, one of Jacksonville's best performing industrial submarkets
- » Direct access to Philips Highway (US-1), which runs straight through the city and links to I-95 and I-295



For additional information, contact:

Pat Franklin | pfranklin@merrittproperties.com | 904.515.2030

Luke Pope | luke.pope@am.jll.com | 904.356.4550

Ross Crabtree | ross.crabtree@am.jll.com | 904.599.3915

Merritt-Magnolia.com

