

# FOR LEASE

## 1507, 1607, 1707 AND 1775 INDUSTRIAL BLVD

Jacksonville, FL 32254



### OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN-TBD)
Available SF:	25,000 - 268,631 SF
Zoning:	IL

### PROPERTY OVERVIEW

Westside industrial property available for lease with easy access to I-95 and I-10. This property can be subdivided at a minimum of 25,000 sq ft. to 120,000 sq. ft. contiguous. Improvements to the interior, such as office space to be negotiated based on lease terms. The warehouse building has 16 dock high doors for distribution, ceiling height of 18' with 3 phase power. Dedicated parking is available in front of the building.

### PROPERTY HIGHLIGHTS

- Approximately 268,000 +/- SF warehouse
- Excellent Westside location with easy access to I-10 and I-95
- Sixteen (16) dock high doors (10'x10')
- Ceiling height 18'
- Zoned IL
- 3 phase power available



### PRESENTED BY:

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2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223

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ADDITIONAL PHOTOS



**FOR LEASE**

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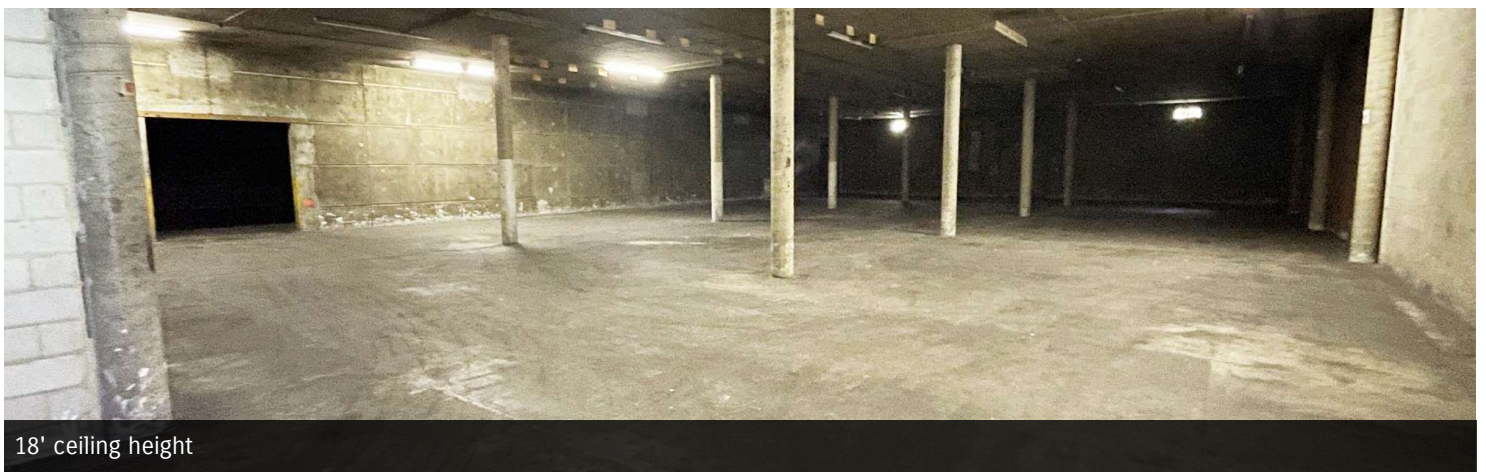
Jacksonville, FL 32254



18' ceiling height



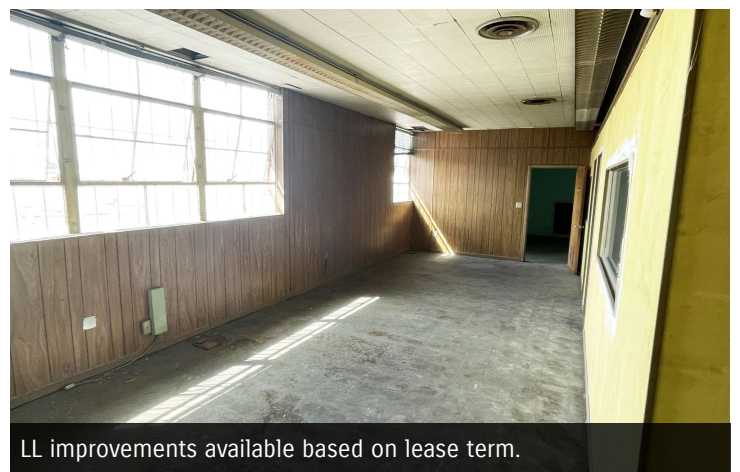
18' ceiling height



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LL improvements available based on lease term.



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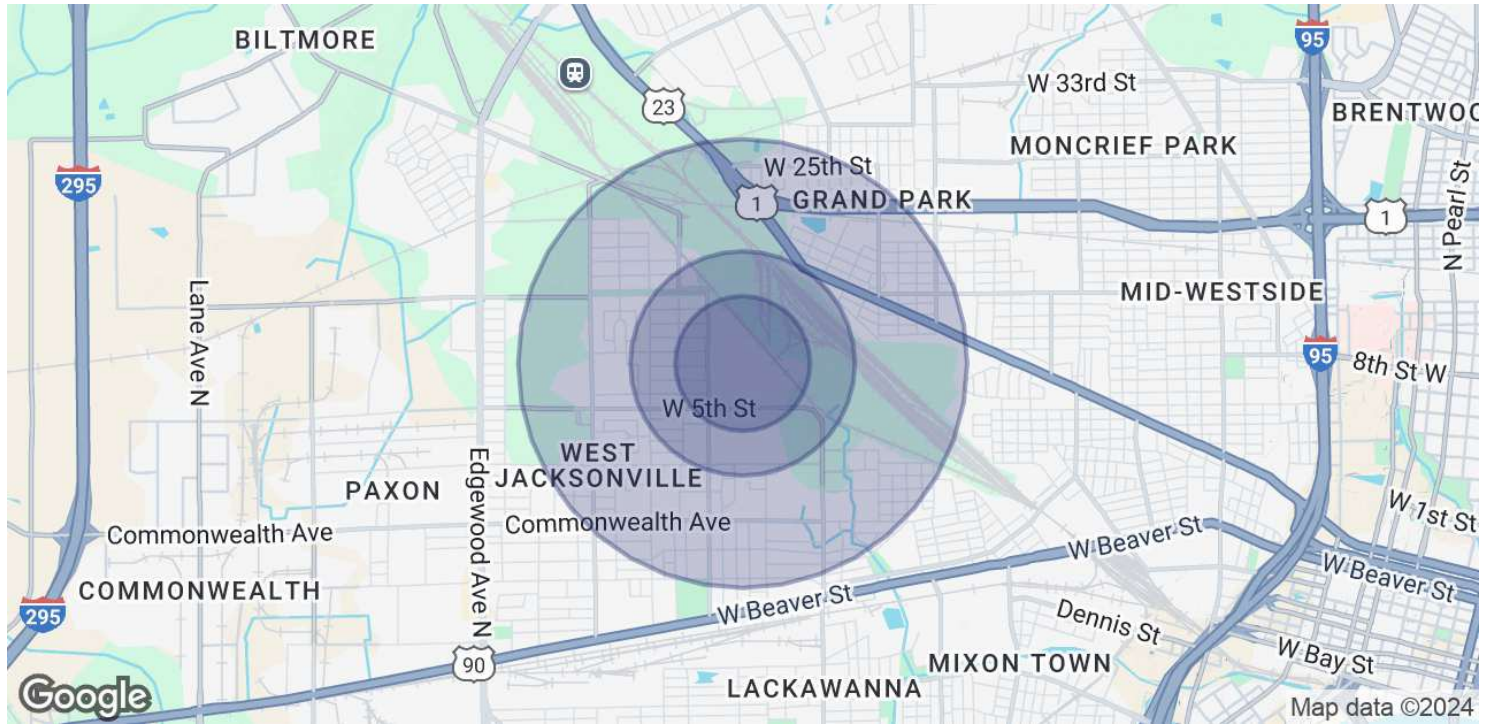
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	307	1,429	8,707
Average Age	35	37	39
Average Age (Male)	34	36	38
Average Age (Female)	36	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	511	3,278
# of Persons per HH	3	2.8	2.7
Average HH Income	\$44,829	\$43,819	\$43,449
Average House Value	\$105,632	\$96,747	\$104,108

Demographics data derived from AlphaMap

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