

# INDUSTRIAL LAND FOR LEASE

## 5154 Edwards Street Jacksonville, FL 32254



### OFFERING SUMMARY

|                |                             |
|----------------|-----------------------------|
| Land Size      | 9.0± Acres                  |
| Modular Office | 720± SF                     |
| Zoning         | IL                          |
| Fenced         | Yes                         |
| Lighted        | Yes                         |
| Lease Rate     | \$3,000 / Acre / Month, NNN |

### PROPERTY OVERVIEW

Positioned on Jacksonville's Westside, 5154 Edwards Street offers a secured, fenced industrial yard just off Edgewood Ave N, between Old Kings Rd and W 12th Street. The site provides a central infill location with efficient access to Westside industrial corridors, making it ideal for contractors, service companies, and logistics users needing outdoor storage and maneuvering room. The property is lighted and includes a modular office, supporting immediate operations with on-site administrative space.



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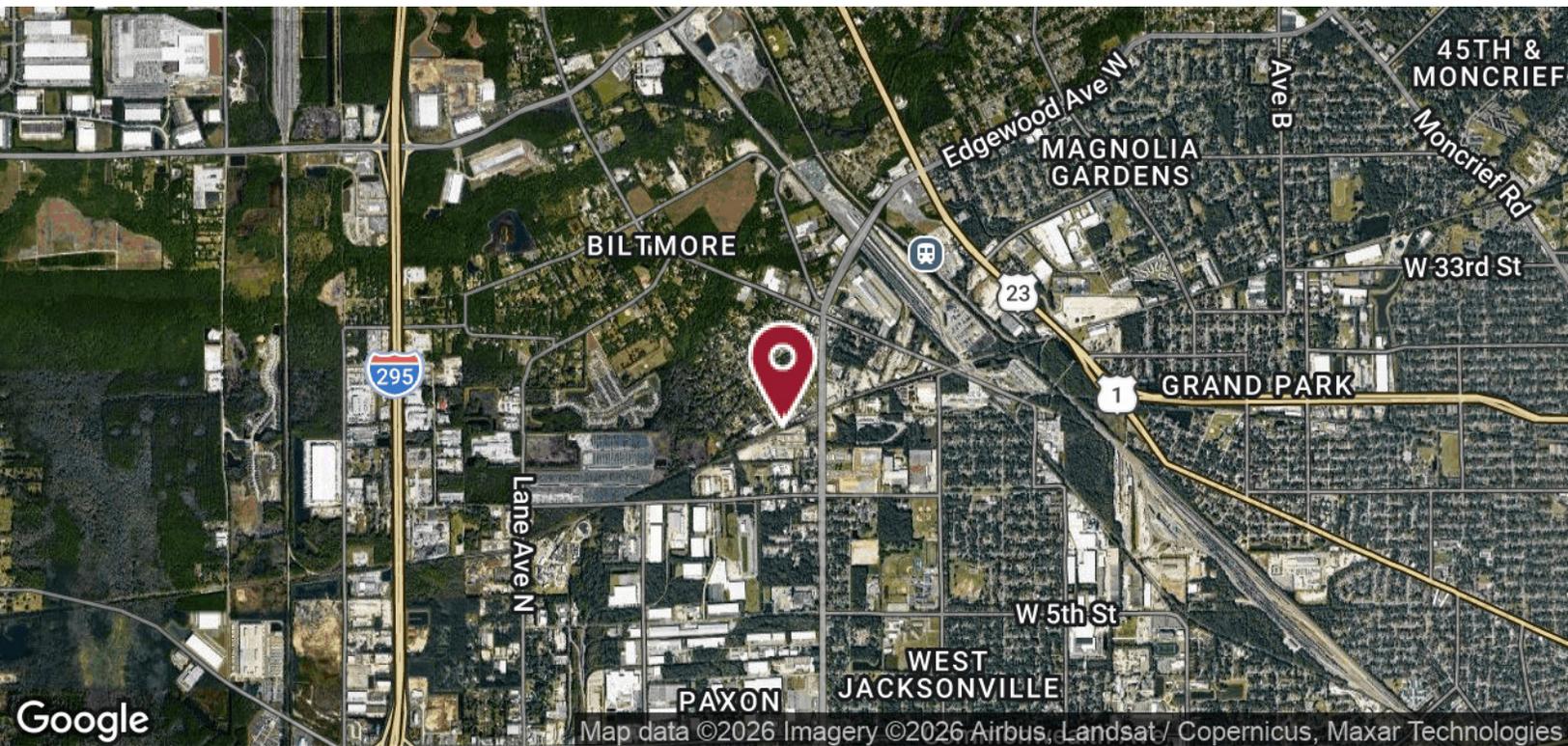
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