

LEASE

140 STOCKTON STREET

Jacksonville, FL 32204



PROPERTY DESCRIPTION

Now available for lease, this light industrial property offers 27 secure, private outdoor storage yards ideal for contractors, trucking companies, logistics users, and equipment operators. The site accommodates materials, containers, semi-trailers, marine containers, bulk storage, and approved vehicle storage. Flexible month-to-month and long-term lease options allow businesses to scale as needed without heavy commitment. Competitive pricing and convenient access hours make this an ideal solution for commercial, contractor, or specialized industrial storage needs.

Contact us today to arrange a site visit or obtain further information. Secure your lease now and unlock the potential of this prime location for your industrial light or trucking business.

OFFERING SUMMARY

Lease Rate:	\$1,046.00 - \$4,233.00 per month (Full Service)
Available SF:	3,168 - 12,600 SF

PROPERTY HIGHLIGHTS

- 27 Secure private outdoor storage yards available
- Month-to-month and long-term rental options
- Ideal for equipment, vehicles, trailers, and materials
- Gated access with keypad controlled entry
- Spacious yard layouts with easy drive-in access
- Suitable for commercial, contractor, or personal storage use
- 24/7 Camera Monitor Security
- WIFI Access
- Multiple yards feature 7x13 Storage Containers

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	187	925	4,065
Total Population	518	2,525	10,079
Average HH Income	\$45,840	\$43,027	\$50,022

Eric Maimo
(904) 537-6443

Adam Lanteigne
(602) 702-4288



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

140 STOCKTON STREET

Jacksonville, FL 32204



Eric Maimo
(904) 537-6443

Adam Lanteigne
(602) 702-4288



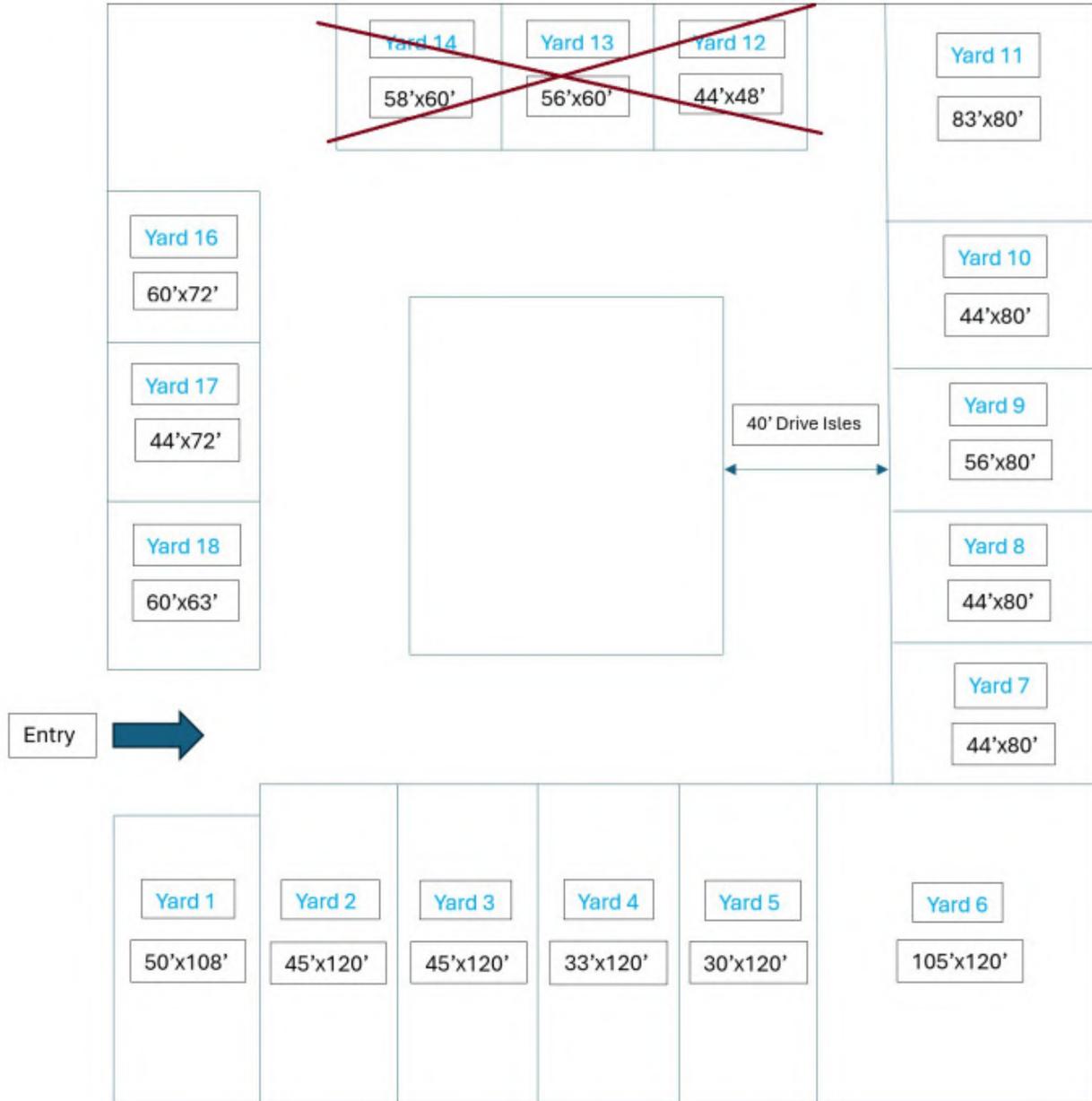
**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

140 STOCKTON STREET

Jacksonville, FL 32204

EXHIBIT A



Eric Maimo
(904) 537-6443

Adam Lanteigne
(602) 702-4288



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

140 STOCKTON STREET

Jacksonville, FL 32204

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	3,168 - 12,600 SF	Lease Rate:	\$1,046.00 - \$4,233.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Yard 1	Available	4,860 SF	Full Service	\$1,857 per month	45'x108'
Yard 2	Available	5,400 SF	Full Service	\$1,857 per month	45'x120'
Yard 3	Available	5,400 SF	Full Service	\$1,857 per month	45'x120'
Yard 4	Available	3,960 SF	Full Service	\$1,382 per month	33'x120'
Yard 5	Available	3,600 SF	Full Service	\$1,188 per month	30'x120'
Yard 6	Available	12,600 SF	Full Service	\$4,233 per month	105'x120'
Yard 7	Available	3,520 SF	Full Service	\$1,162 per month	44'x80'
Yard 8	Available	3,520 SF	Full Service	\$1,237 per month	44'x80'
Yard 9	Available	4,480 SF	Full Service	\$1,554 per month	56'x80'
Yard 10	Available	3,520 SF	Full Service	\$1,162 per month	44'x80'
Yard 11	Available	6,640 SF	Full Service	\$2,267 per month	83'x80'
Yard 16	Available	4,320 SF	Full Service	\$1,500 per month	60'x72'
Yard 17	Available	3,168 SF	Full Service	\$1,046 per month	44'x72'
Yard 18	Available	3,780 SF	Full Service	\$1,323 per month	60'x63'

Eric Maimo
(904) 537-6443

Adam Lanteigne
(602) 702-4288

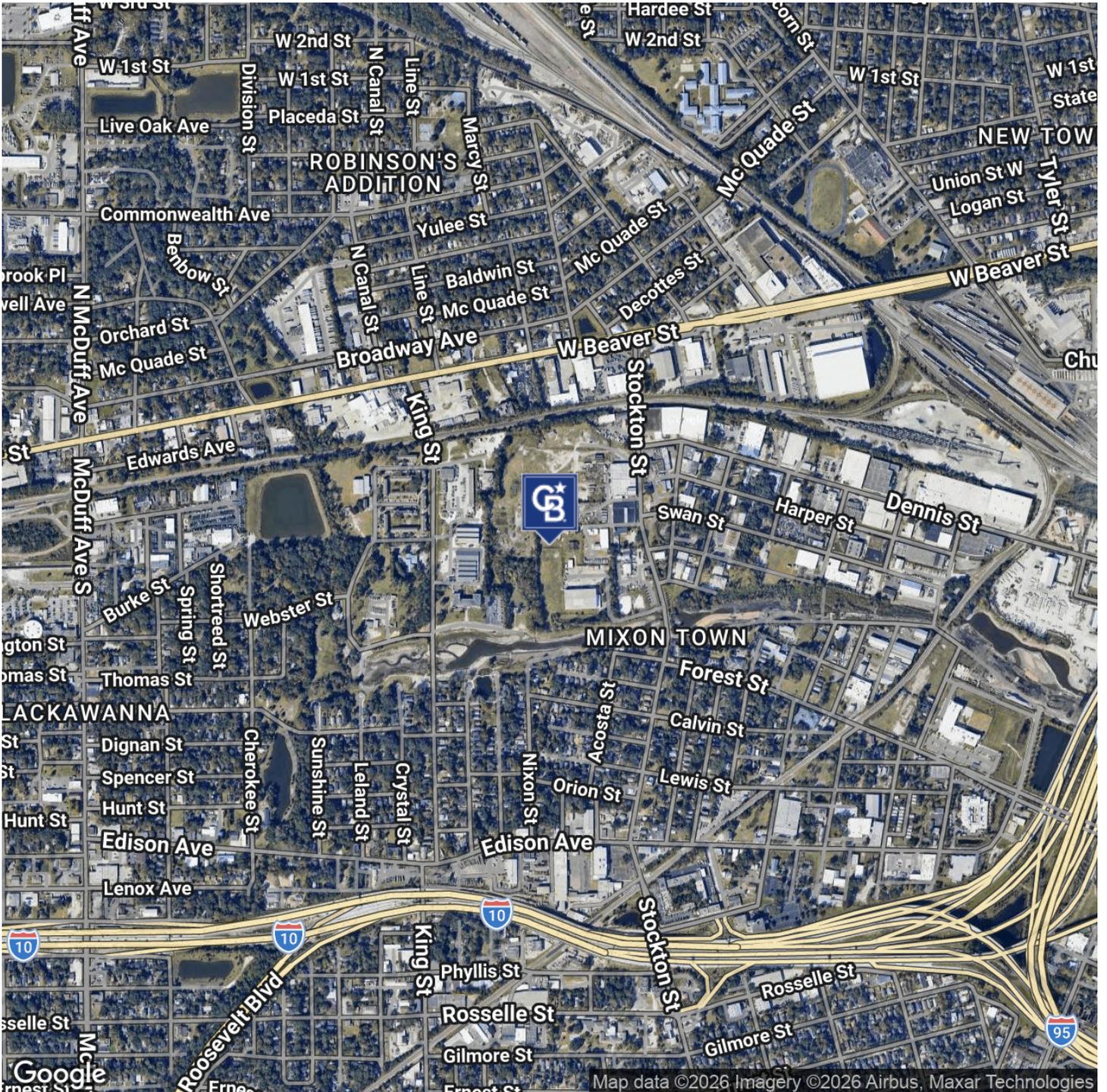


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

140 STOCKTON STREET

Jacksonville, FL 32204



Eric Maimo
(904) 537-6443

Adam Lanteigne
(602) 702-4288



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

140 STOCKTON STREET

Jacksonville, FL 32204



Eric Maimo
(904) 537-6443

Adam Lanteigne
(602) 702-4288

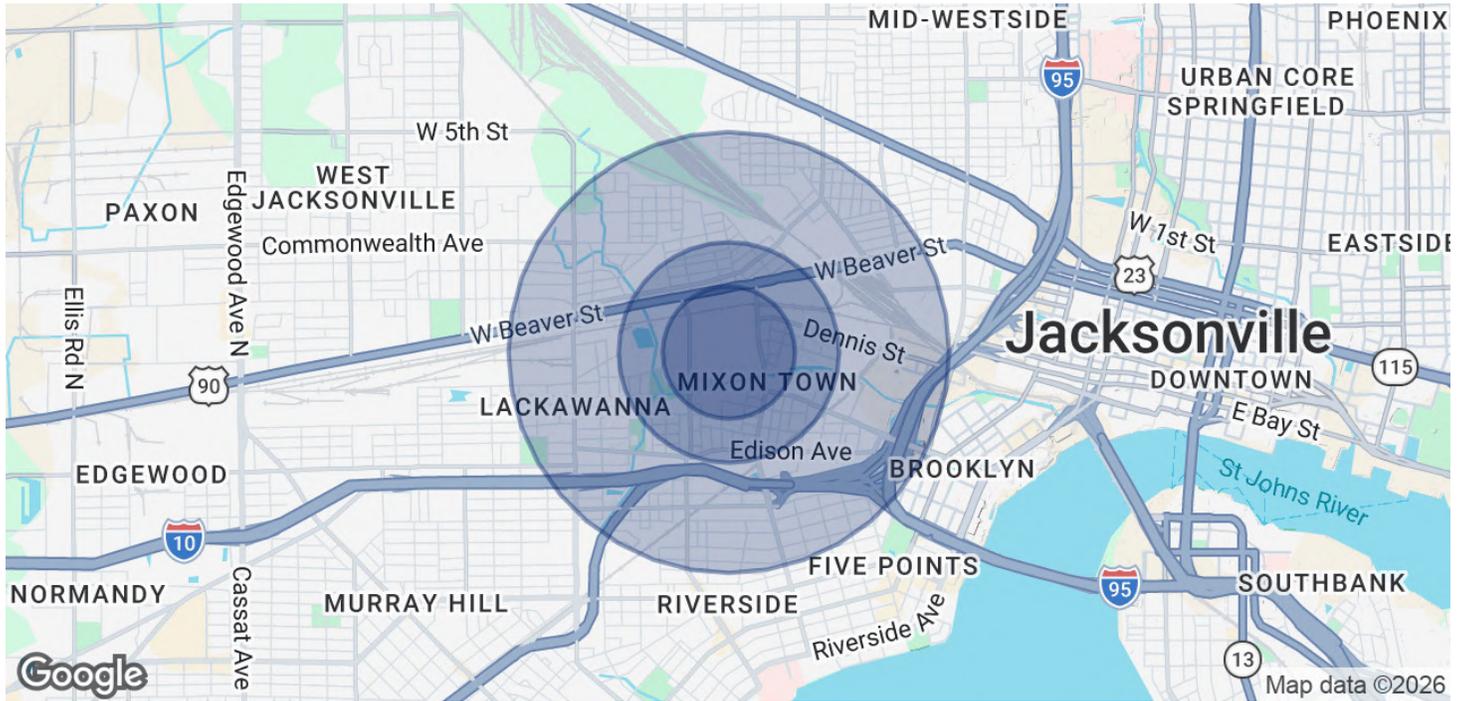


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

140 STOCKTON STREET

Jacksonville, FL 32204



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	518	2,525	10,079
Average Age	38	38	39
Average Age (Male)	37	38	38
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	187	925	4,065
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$45,840	\$43,027	\$50,022
Average House Value	\$130,550	\$133,363	\$163,350

* Demographic data derived from 2020 ACS - US Census

Eric Maimo
(904) 537-6443

Adam Lanteigne
(602) 702-4288



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES