

WAREHOUSE/OFFICE FOR LEASE OR SALE

6615 N MAIN STREET | JACKSONVILLE, FL | 32208



- ±9,835 SF
- Clear Span Space
- Located minutes to Talleyrand Port Terminal
- Convenient Access to Expressways & Interstates
- Available For Lease and/or Lease to Purchase.
- Strategic Location in the Springfield Redevelopment District

Lease Rate: \$9.00 NNN
Sale Price: \$875,000

6615 N Main Street is a turnkey industrial warehouse located off of Main St N. Situated just minutes from the major transit corridors makes this a convenient distribution, manufacturing and storage location in downtown Jacksonville.

LOCAL MARKET EXPERTS

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NEWMARK
PHOENIX REALTY GROUP

PROPERTY OVERVIEW

6615 N Main Street | Jacksonville, FL | 32208



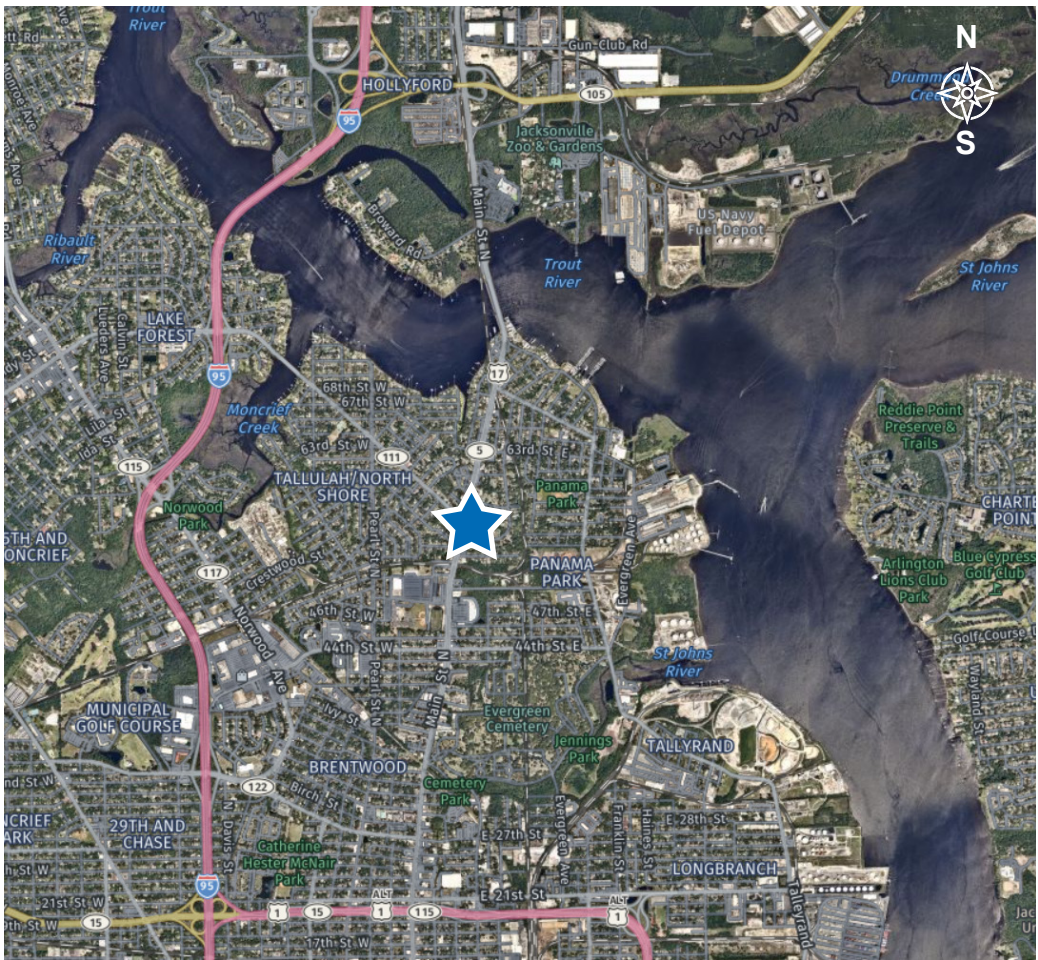
Site Size: 0.5
Acres



Convenient Access To
I-95, Arlington Expy,
I-10, & I-295



Zoned: CCG-2



Total Available: ±9,835 SF

Three buildings of Office/Warehouse/Flex

Building 1: ±3,780 SF Warehouse with 8 roll up doors

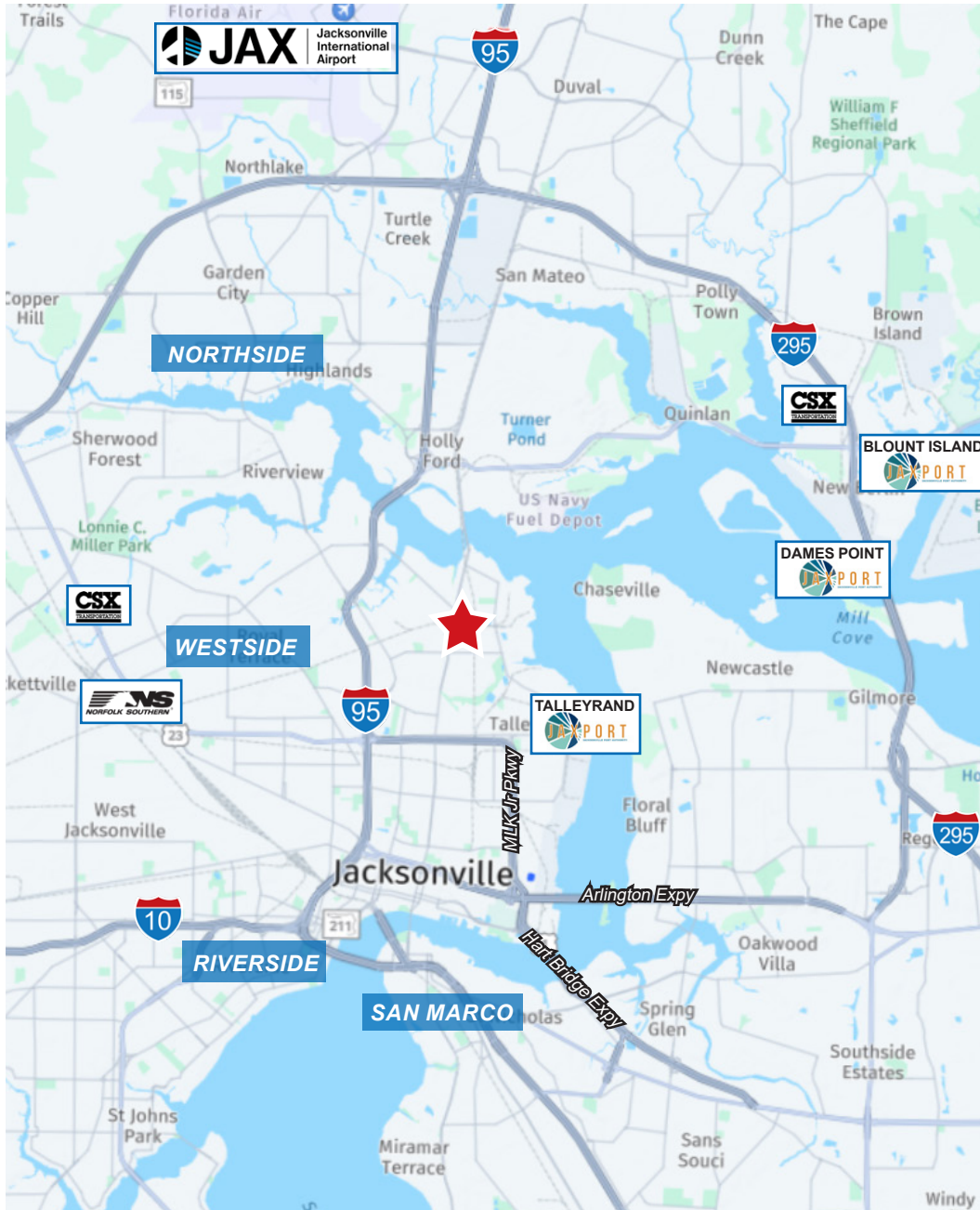
Building 2: ±2,205 SF Warehouse with 1 drive in door

Building 3: ±3,850 SF Warehouse with 1 drive in door



THE IDEAL LOCATION

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| Point of Interest | Time | Miles |
|----------------------------------------------------------------------------------------------------------------------|--------|-------|
|  I-295 | 9 min | 5.6 |
|  I-95 | 4 min | 1.6 |
|  I-10 | 9 min | 6.8 |
|  Jax International Airport | 13 min | 9.4 |
|  JaxPort | 13 min | 9.3 |
|  Northfolk Southern | 21 min | 8.4 |

| Local Demographics | | | |
|-------------------------|--------|---------|---------|
| | 1 mile | 3 Miles | 5 Miles |
| Total Population | 2,678 | 24,106 | 64,203 |
| Total Households | 6,604 | 62,485 | 168,514 |

