

# WAREHOUSE/OFFICE FOR LEASE OR SALE

6615 N MAIN STREET | JACKSONVILLE, FL | 32208



**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

### COLBY SIMS

Vice President

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### TAYLOR CALFEE

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### LADSON MONTGOMERY

Senior Vice President/Principal

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904.399.5222

**NEWMARK**  
PHOENIX REALTY GROUP

# PROPERTY OVERVIEW

6615 N Main Street | Jacksonville, FL | 32208



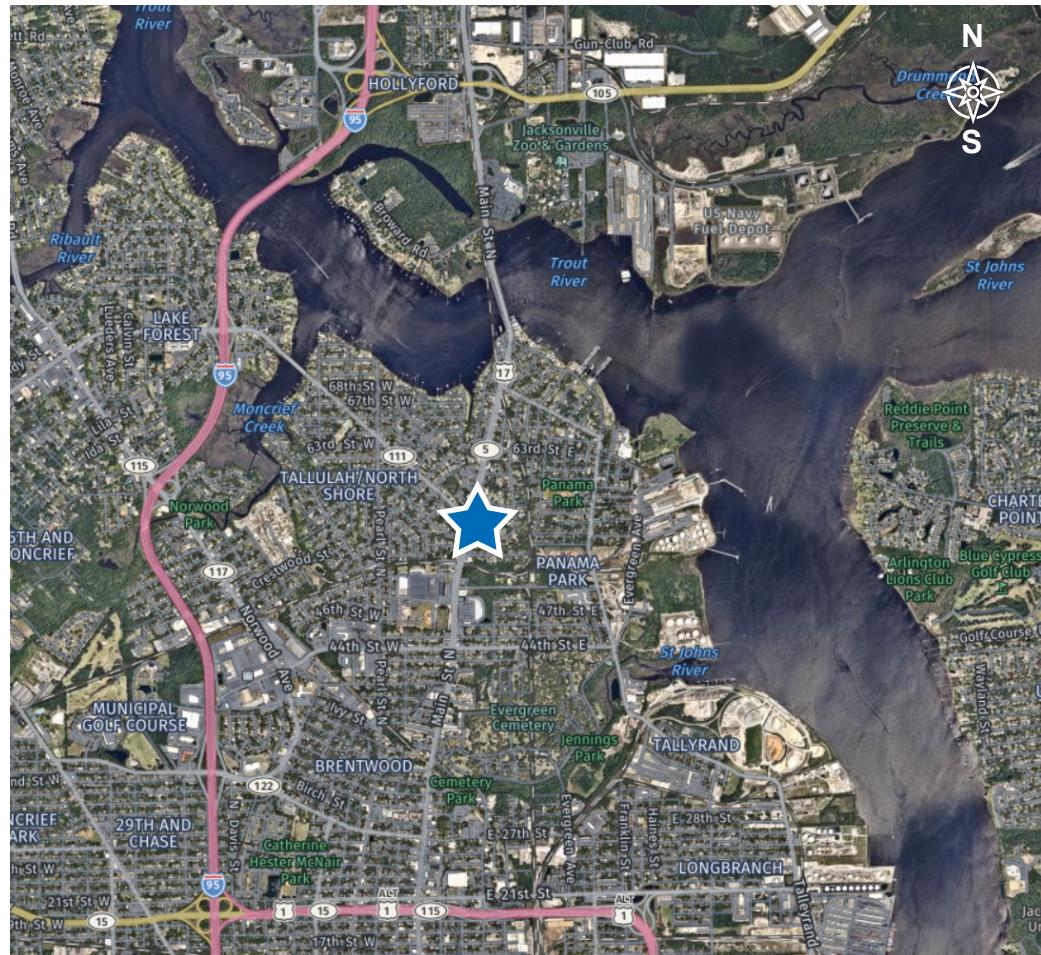
Site Size: 0.5  
Acres



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

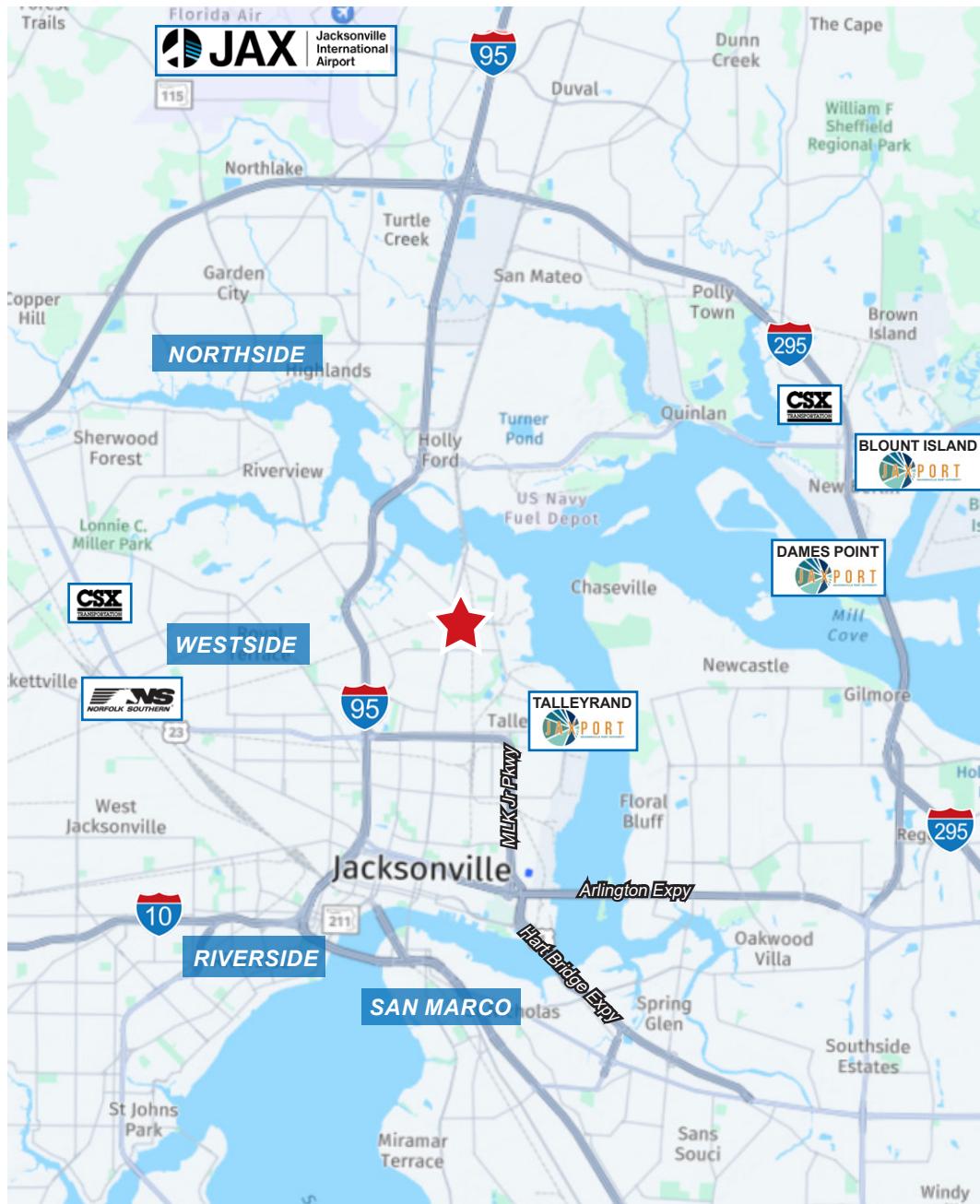
**Building 2:** ±2,205 SF Warehouse with 1 drive in door

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



# THE IDEAL LOCATION

**6615 N Main Street | Jacksonville, FL | 32208**



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

## Local Demographics

	1 mile	3 Miles	5 Miles
<b>Total Population</b>	<b>2,678</b>	<b>24,106</b>	<b>64,203</b>
<b>Total Households</b>	<b>6,604</b>	<b>62,485</b>	<b>168,514</b>

