

For Lease: 10,980± SF

\$11.50/SF NNN

11331 E Distribution Avenue, Jacksonville, FL 32256



Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Joseph Turri
Associate Vice President
+1 904 861 1159
joseph.turri@colliers.com

Michael Cassidy
Senior Associate
+1 904 861 1120
michael.cassidy@colliers.com

Colliers
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

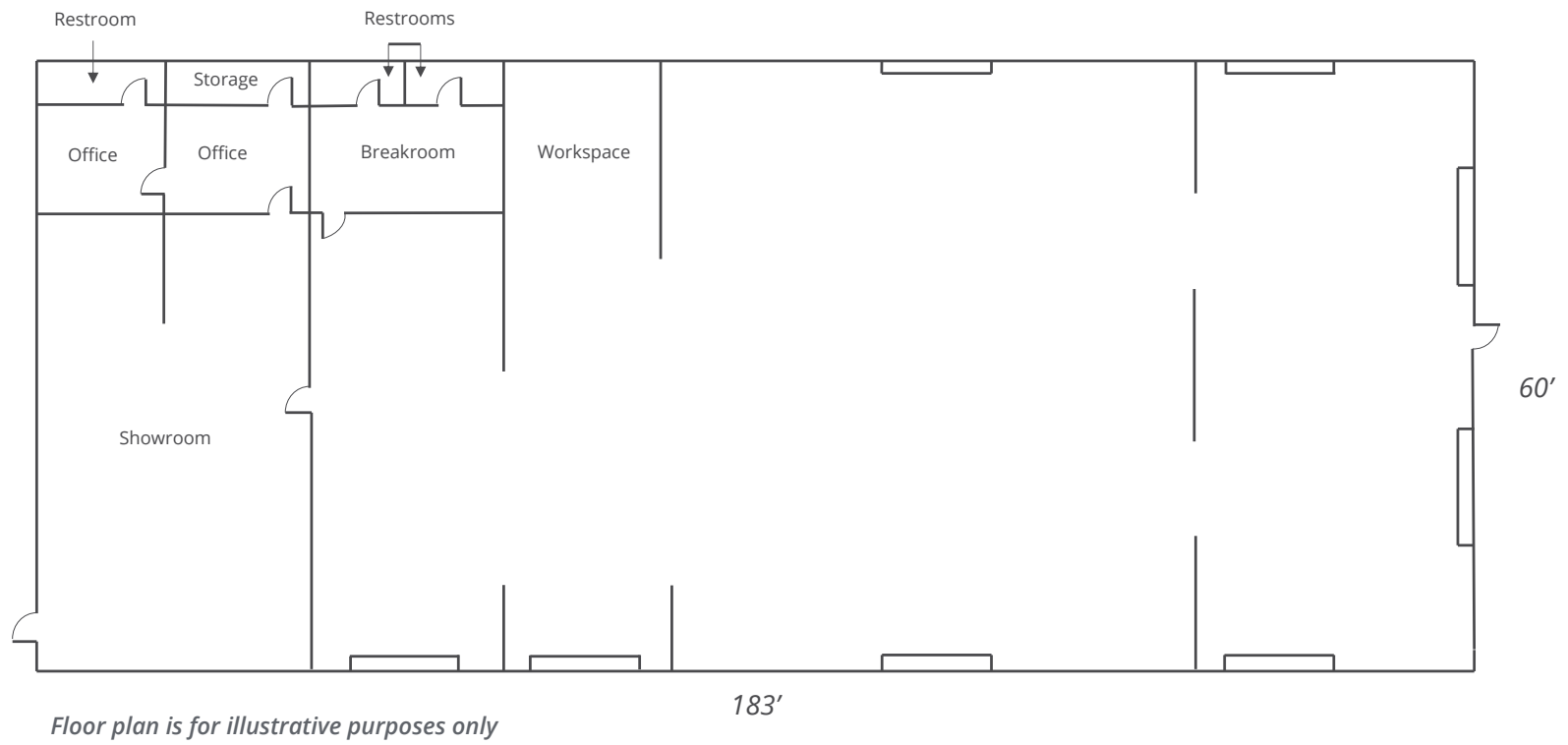
Property Overview

- Gross leasable area of 10,980± SF
- 1,540 SF of office & showroom
- 9,240 SF of warehouse/shop space
- Grade level access with (8) 12' x 14' roll-up doors
- Fully fenced storage yard with gated access
- Roof & skylights replaced in 2022
- Available for occupancy in June 2023

Address:	11331 Distribution Ave E
City, State, Zip:	Jacksonville, FL 32256
Parcel ID:	167865-2118
Land Area:	1.08 AC
Building Size:	10,980 SF
Year Built:	1997
Construction Type:	Metal
Building Height:	18'
Zoning:	Light Industrial
Parking:	Concrete parking lot
Grade Level Doors:	(8) 12' x 14' roll-up doors
Utilities:	Well, Septic, Electric (JEA)



Floor Plan



Trade Area





Demographics



Population:	1 Mile	3 Miles	5 Miles
(2022)	3,462	32,118	120,532

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