

FOR SALE/LEASE

colliers.com/jacksonville  VIEW ONLINE

11660

Central Parkway
JACKSONVILLE | FL 32224

East Park Office and Warehouse

Colliers International is pleased to present this well maintained 65,806± SF office/warehouse in the East Park Business Park situated off of Beach Blvd and St. Johns Bluff Rd. Currently the entire first floor is available for lease.

Sale Price:

\$5.7M

Lease Rate:

\$6.95-\$7.95/SF NNN



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Located in the East
Park Business Park

This well-maintained property is strategically located off Beach Boulevard and St. Johns Bluff Road.

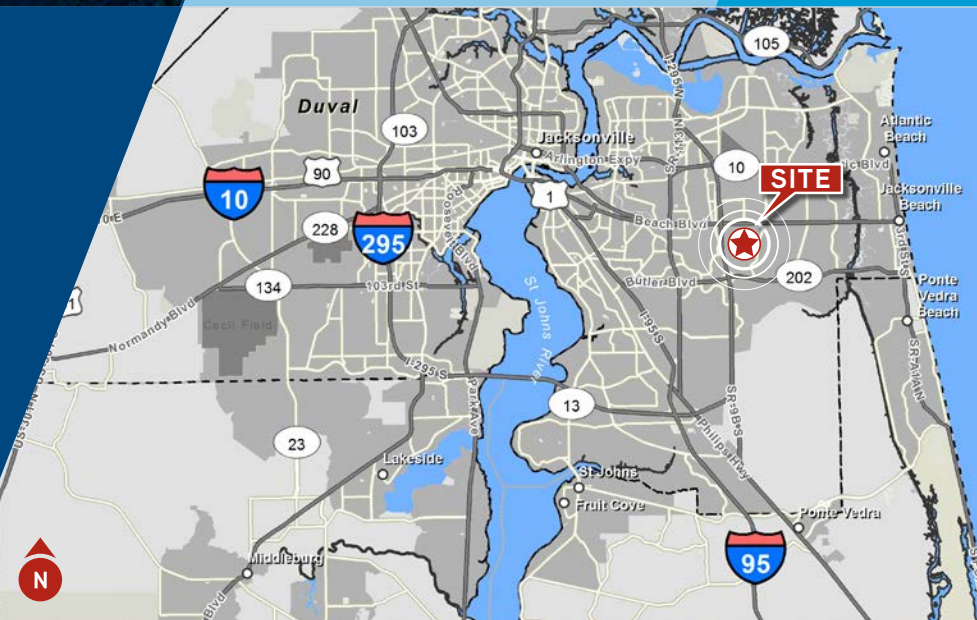
65,806/SF total, consisting of
14,286/SF of office and
51,250/SF of warehouse

26,700 - 58,663/SF available for occupancy

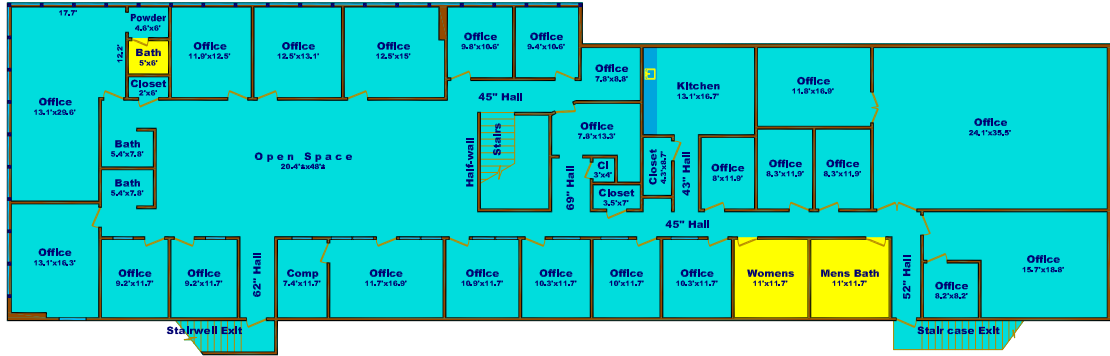
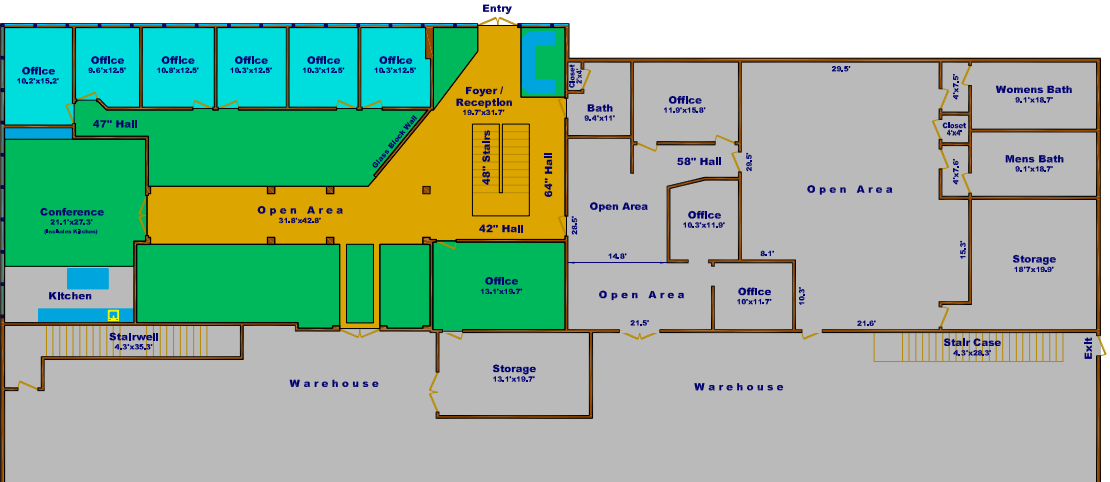
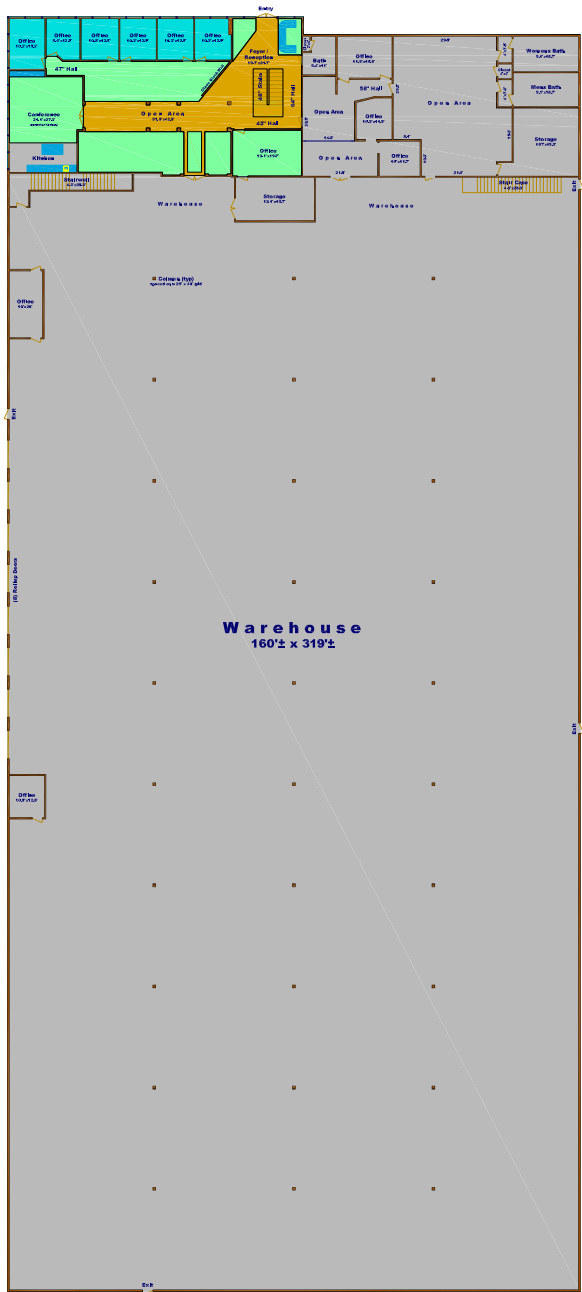
Central Pkwy

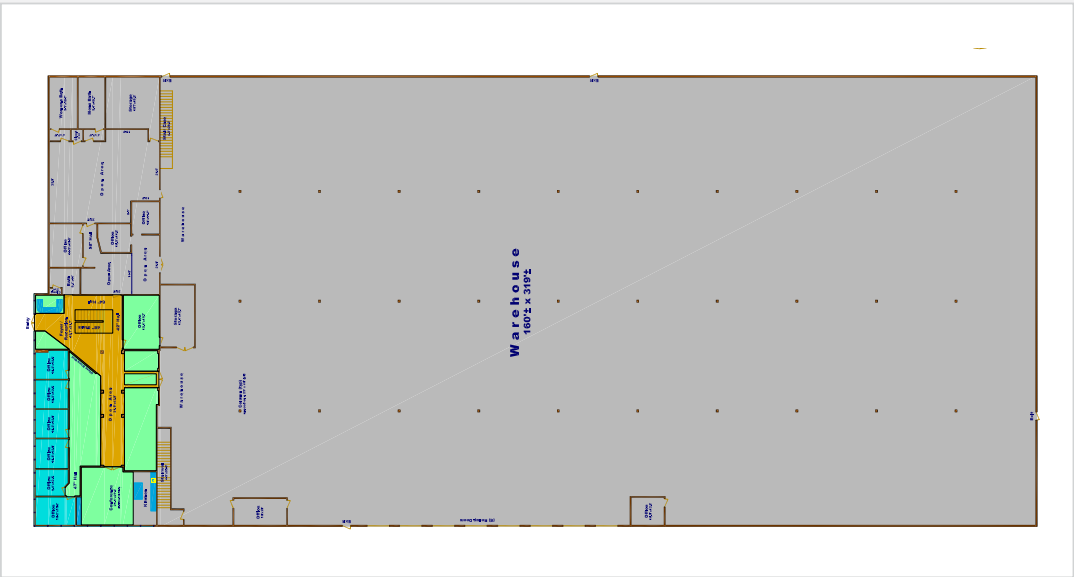
SITE

- > Well maintained office/warehouse situated on 6.16± AC
- > 65,806± sf for sale
- > 26,700± - 58,663± sf available for lease
- > Zoned IBP-2
- > Wet sprinkler system
- > Clear height: 24' - 28'
- > 130 truck court'
- > 3 phase power and adequate T-8 lighting throughout
- > Quick access to I-295
- > Concrete tilt-wall construction
- > Roof was recoated in 2019
- > **Sale price: \$5,700,000 | Lease rate: \$6.95-\$7.95/SF, NNN**









SITE PLAN



PROPERTY DETAILS

Building Name	East Park office/warehouse
Street Address	11660 Central Pkwy
City, State, Zip	Jacksonville, FL, 32224
County	Duval
Market	Southside
Nearest Highway	I-295

DRIVE TIMES

I-295	1 Mile
I-95	8.5 Miles
I-10	12.5 Miles
Orlando	136 Miles
Miami	341 Miles
Atlanta	360 Miles

BUILDING INFORMATION

Total Building Size	65,806± SF
Tenancy	Single
Number of Buildings	1
Construction Type	Pre-cast panel construction
Zoning	IBP-2
Lot Size	6.16± AC
Parcel ID#	165425-3010
Power	800 amp, 277/480 volt, 3 phase power
Clear Height	28'
Column Spacing	40' x 30'
Drive-Ins /Docks	7 8' x 10' dock doors and 1 ramp with pit levelers & loading lights



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