

# WAREHOUSE/OFFICE AVAILABLE FOR SALE

(LEASE OPTION WOULD BE CONSIDERED)

1708 Marshall St. | Jacksonville, FL 32206

- ±25,300 SF
- Clear Span Space
- Located minutes to Talleyrand Port Terminal
- Convenient Access to Expressways & Interstates
- Available For Sale Or Lease
- Strategic Location in the Industrial District of Downtown Jacksonville
- Located in an Opportunity Zone

1708 Marshall Street is a turnkey, heavy industrial warehouse located off of Talleyrand Avenue. Situated just minutes from the Talleyrand Port Terminal and 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

1708 Marshall St. | Jacksonville, FL 32206



±25,300 SF  
Available



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



Zoned IH (Heavy  
Industrial)

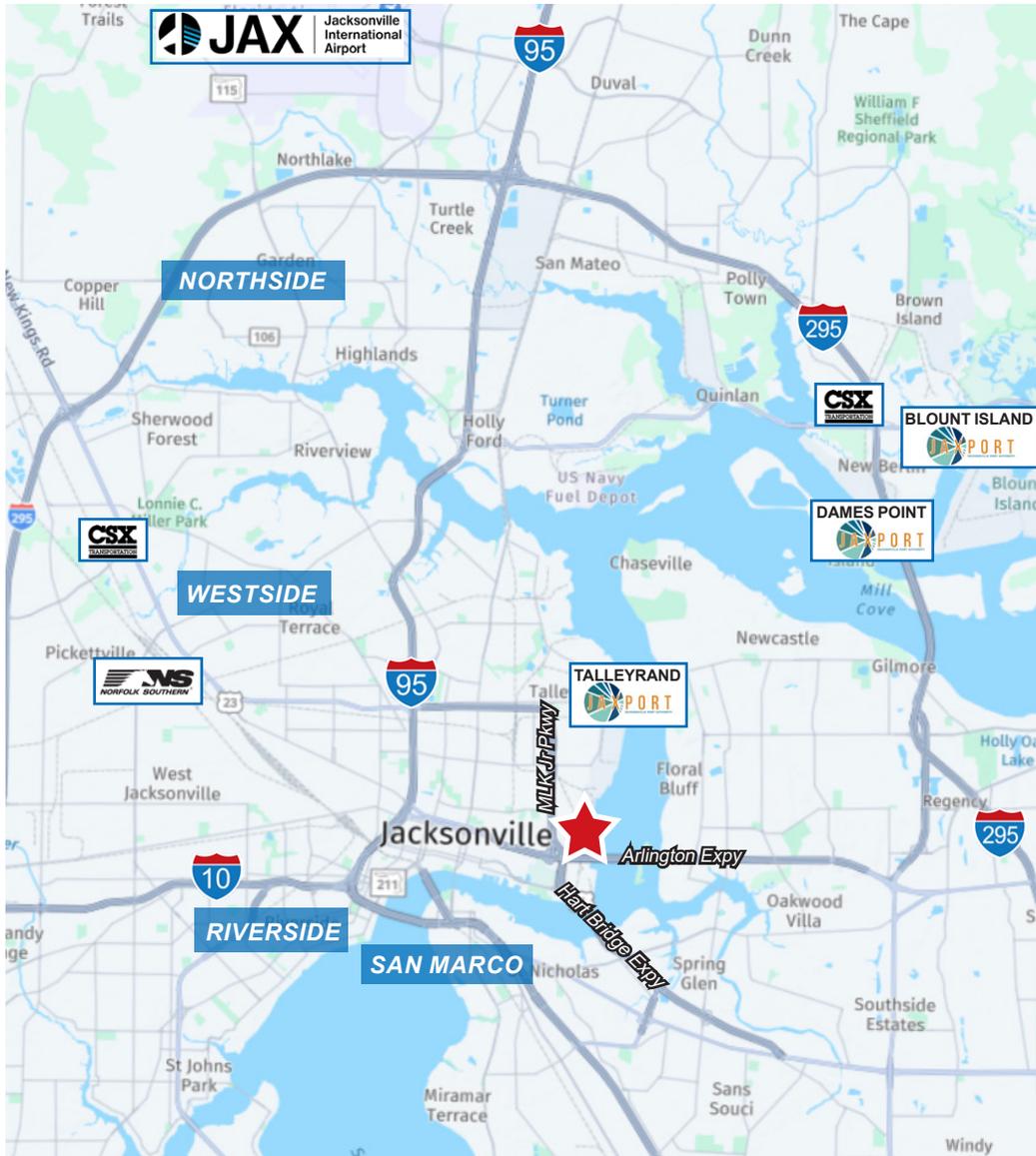


<b>Total Building Size:</b>	±25,300 SF
<b>Office Size:</b>	±2,330 SF
<b>Building Dimensions:</b>	130' W x 202' D
<b>Additional Land:</b>	0.28 acres SE corner of Marshall & Parker St
<b>Loading:</b>	One recessed dock door 12' X 14' One grade level door 12' X 14'
<b>Ceiling Clear Height:</b>	15'-18'
<b>Year Built</b>	1973
<b>Car Parking:</b>	East side of building completely fenced
<b>Utilities:</b>	City water & sewer; Natural gas
<b>Exterior:</b>	Metal Panel
<b>Zoning:</b>	IH allows for various uses covering multiple industries
<b>Lighting:</b>	Warehouse: LED Office: Floresent
<b>Power:</b>	600 amp panel with 480 V / 277, phase 3
<b>Roof:</b>	Re-Roof Completed 2023 With 20 Year Transferable Warranty
<b>Environmental:</b>	Clean Phase I ESA Report Completed August 2025

**Asking Price: \$1,975,000**  
**Lease Rate: \$7.25 PSF/NNN**

# THE IDEAL LOCATION

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## THE IDEAL LOCATION



### DISTANCE TO JAXPORT

0.6 miles to Talleyrand  
13.6 miles to Blount Island and Dames Point



### DISTANCE TO JIA AIRPORT

15.2 miles



### DISTANCE TO CSX INTERMODAL FACILITY NORFOLK SOUTHERN FACILITY

10.5 Miles



### DISTANCE TO FLORIDA EAST COAST RAIL

9.0 Miles

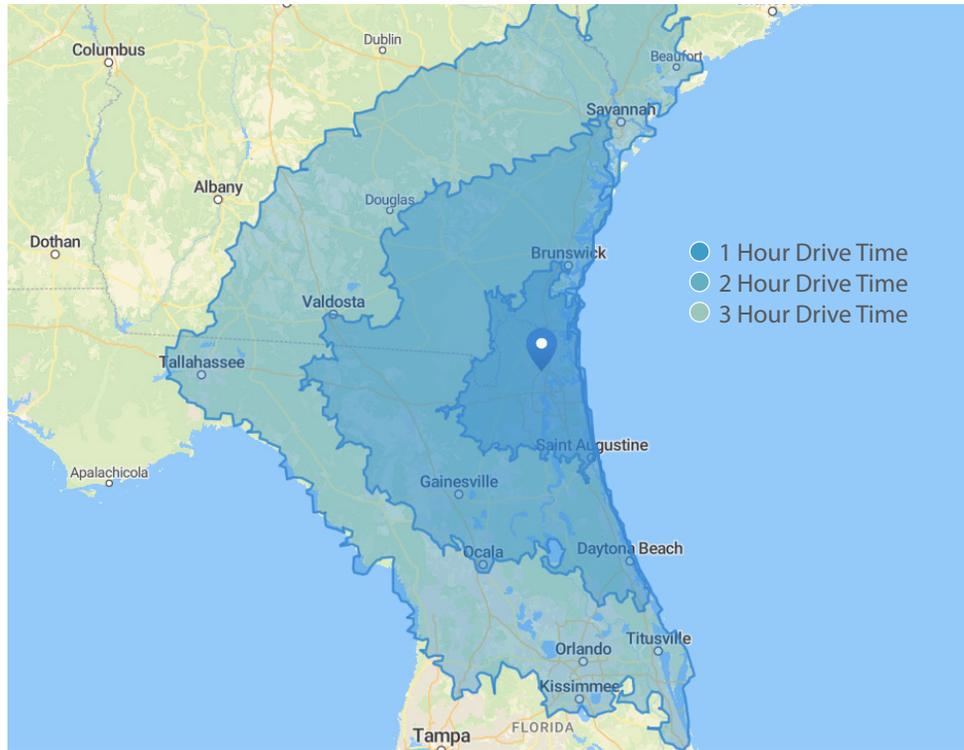


### DISTANCE TO CERES TERMINALS | DAMES POINT

13.5 Miles

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Distance To:	Miles
<b>Interstate 295</b>	9.4
<b>Interstate 95</b>	2.8
<b>Interstate 10</b>	4.4
<b>CSX Intermodal Facility</b>	13.7
<b>Norfolk Southern Intermodal</b>	10.5
<b>FEC Intermodal Facility</b>	9.0
<b>Jacksonville Int'l Airport</b>	15.2
<b>JAXPORT   Talleyrand</b>	0.6
<b>JAXPORT   Dames Point</b>	13.5
<b>JAXPORT   Blount Island</b>	13.6



# PROPERTY PHOTOS & FLOOR PLAN

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