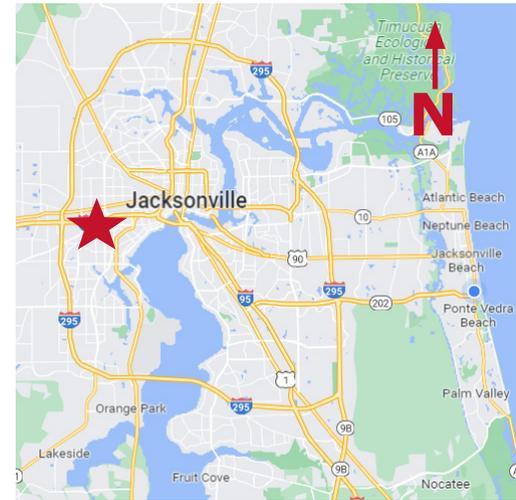


INDUSTRIAL OUTSIDE STORAGE AND WAREHOUSE - JACKSONVILLE, FL



**4671 Edison Avenue
Jacksonville, FL 32254**

- **Lot A:** \$1,700/Month
 - Open storage lot
 - On +/-0.81 Acres
- **Lot B:** \$2,000/Month (plus utilities)
 - Open warehouse (+/-4,048 SF) with fenced storage lot
 - On +/-0.5 Acres
 - Possibility of two leased offices in adjacent building
 - One 11' Pedestrian door, one 12' grade level over head door and 14' clear ceiling height
- **Zoning:** IL - Light Industrial
- Located on the intersection of I-10 and Edgewood Ave.



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	8,667	72,360	186,007
Average HH Income	\$67,670	\$80,944	\$83,687
Daytime Total Employees	7,239	52,797	132,742



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

John Clifford
john@strategicsites.com

OR

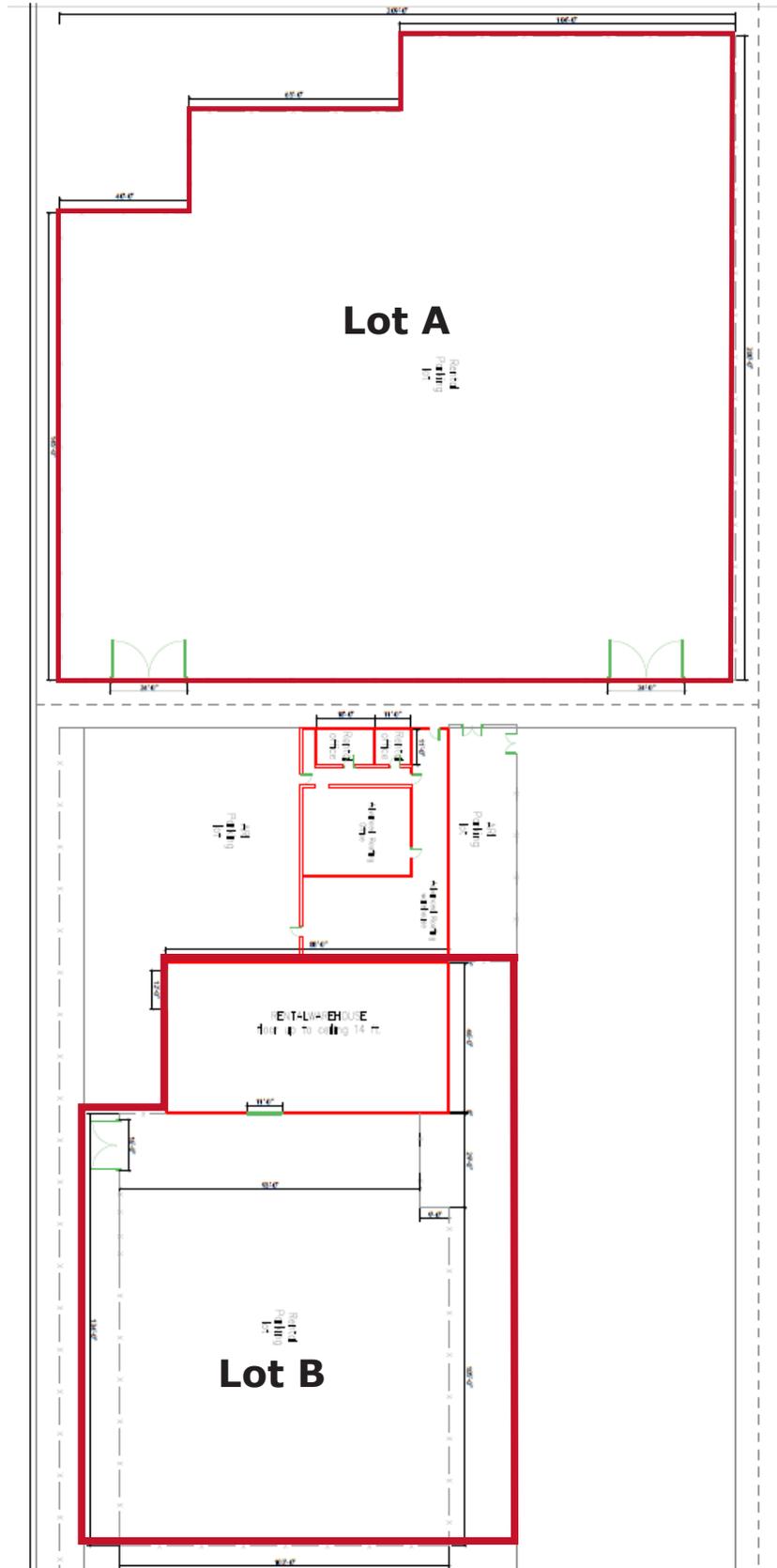
Kate Clifford
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Site



Pictures



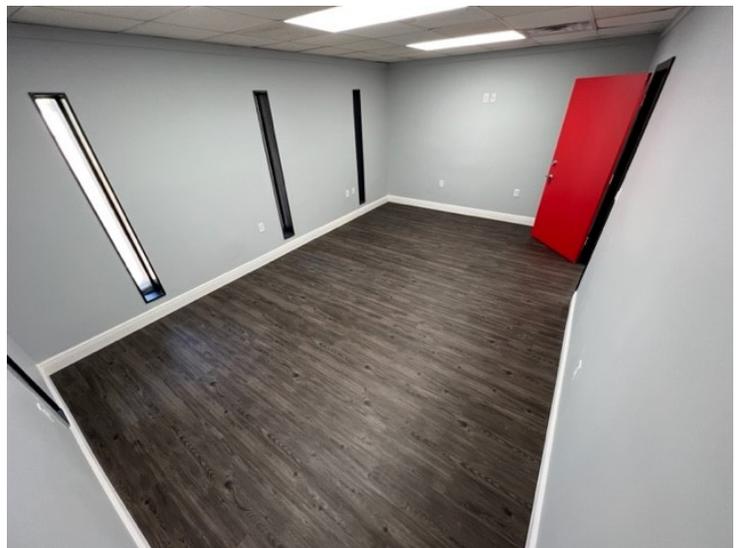
Lot A



Lot B



Office 1



Office 2