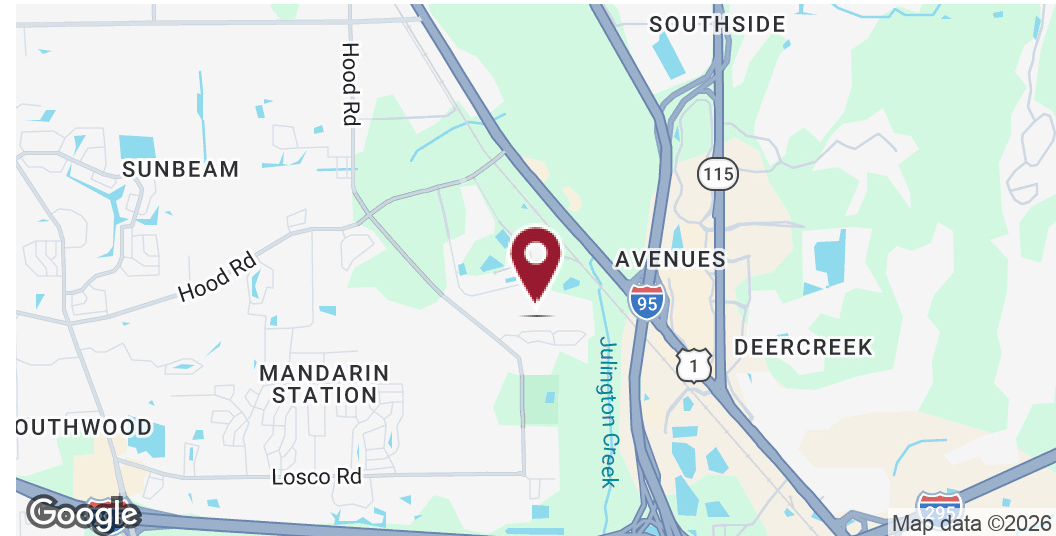


INDUSTRIAL PROPERTY FOR LEASE

5784 Mining Ter Jacksonville, FL 32257



OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Available SF:	8,300 - 16,220± SF
Office Size:	1,200± SF
Land Size:	1.1± Acres
Zoning:	IL
Ceiling Height:	18'-20'
Grade-level Doors:	6
Dock-high Door:	1
Electric:	3-Phase / 400-amps

PROPERTY OVERVIEW

5784 Mining Terrace is a freestanding office/warehouse offering approximately 16,220± SF of functional industrial space with IL zoning and direct connectivity to I-95, US-1, and I-295. The building combines about 1,200± SF of office with 15,020± SF of clear span warehouse featuring 18'-20'± clear heights, making it well-suited for storage, light manufacturing, and last-mile or service-oriented operations. Six grade-level doors and one dock-high door provide multiple loading options, while city water and sewer and 3-phase, 400-amp JEA electric service support a wide range of industrial users.

For tenants needing a smaller footprint, the property can be demised into an 8,300± SF suite with 600± SF of office, three grade-level doors, and one dock-high door, allowing users to right-size their operations without sacrificing loading or access. Its convenient Southside location near major highways gives employees, trucks, and vendors easy access across the Jacksonville metro, enhancing operational efficiency and reach.

Mark Wainwright

904.398.1044 / mwainwright@pinestreetrps.com

Summer Wainwright

904.398.1044 / summer@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.



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