



# 1839 Ionia Street

Jacksonville, Florida 32206

## Property Highlights

- 10,514 SF industrial building for lease
- Zoned IL, Light Industrial
- Lease rate: \$7.50 per SF NNN
- 18 foot clear height
- Two dock high loading doors
- Two grade level drive in bays

## Property Overview

1839 Ionia Street is a 10,514 square foot industrial building available for lease at \$7.50 per square foot NNN. Zoned IL, Light Industrial, the property supports a variety of warehouse, distribution, and light manufacturing uses. The building offers approximately 18 feet of clear height and is equipped with two dock high loading doors and two grade level drive in bays to accommodate loading and operational needs.

## Offering Summary

Lease Rate:	\$7.50 SF/yr (NNN)
Building Size:	22,000 SF
Available SF:	10,514 SF
Lot Size:	0.59 Acres
Zoning:	IL, Light Industrial
Clear Height:	18'
Dock High Loading Door:	2
Grade Level Drive In Bays:	2

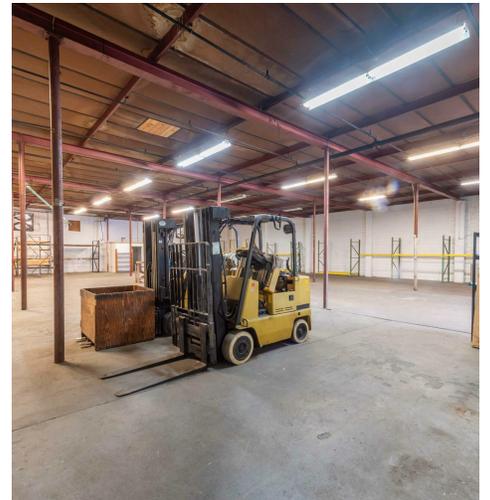
## For More Information



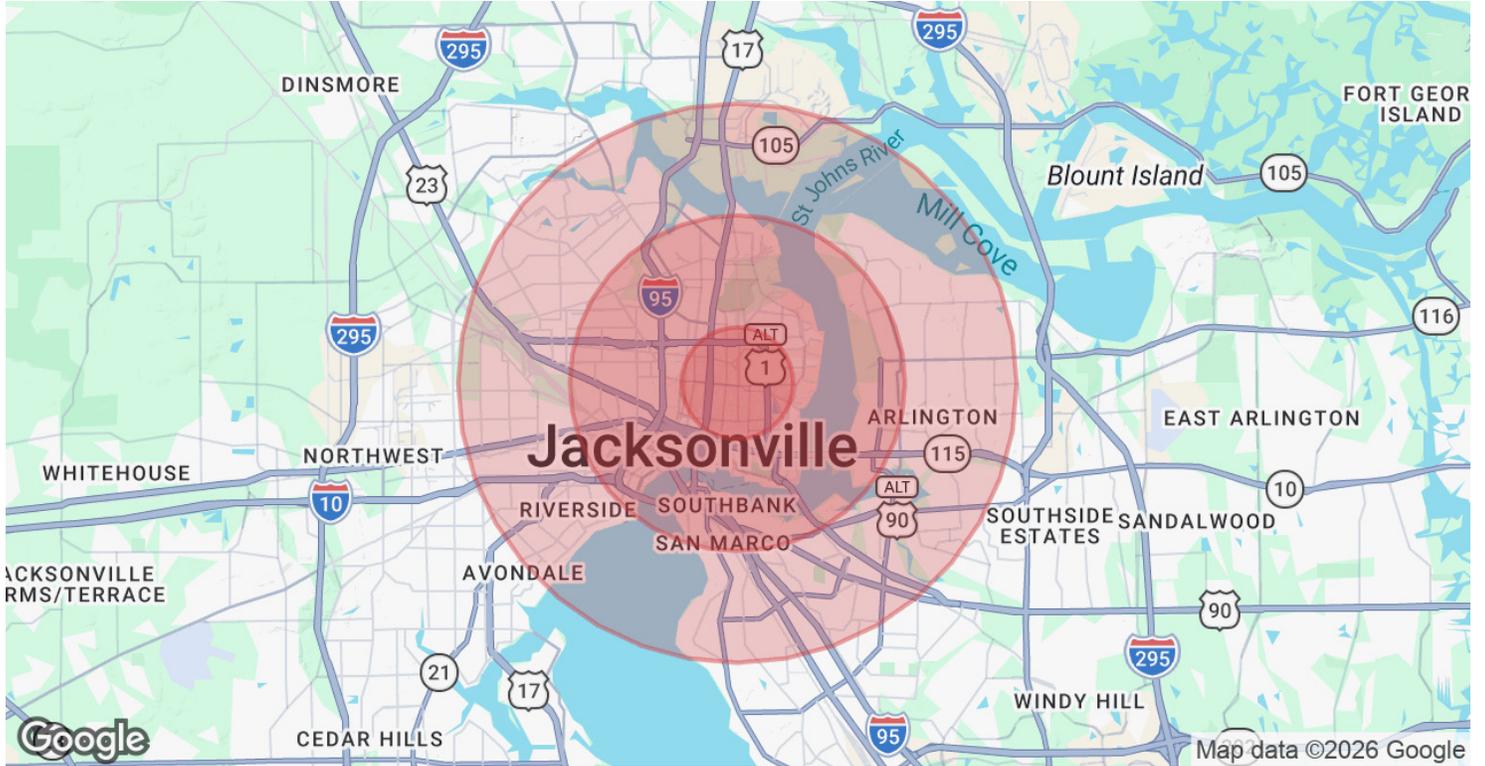
### Stephen Edmonds

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For Lease  
10,514 SF | \$7.50 SF/yr  
Industrial Space







Population	1 Mile	3 Miles	5 Miles
Total Population	11,354	82,265	226,508
Average Age	39	40	40
Average Age (Male)	39	38	39
Average Age (Female)	39	41	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,843	34,343	93,594
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$56,660	\$52,233	\$65,654
Average House Value	\$266,411	\$233,045	\$273,718

Demographics data derived from AlphaMap