

SOUTHSIDE WAREHOUSE FOR LEASE

BEACH BLVD CCG-2 WAREHOUSE / + FENCE YARD FOR LEASE ON TRAFFIC LIGHT CORNER

4,000 SF Unit 4

- Exclusive parking with lockable gate.
- At traffic light on four-way intersection.
- Grade level Roll up Door.
- Two entrance driveways from Beach Blvd.
- Two entrance driveways from Peach Dr.
- Available pylon signage on Beach Blvd.
- 52,500 Traffic Count
- 16' ceiling height

Jacksonville, Florida

Base Rent \$12.50/Sq. Ft./ Yr.
CAM / RE Tax \$4.30/Sq. Ft./ Yr.
+ 3.5% Sales Tax

10221 Beach Blvd. Jacksonville, FL 32246

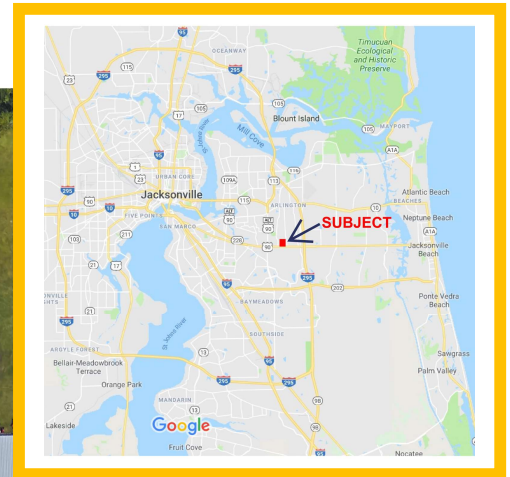
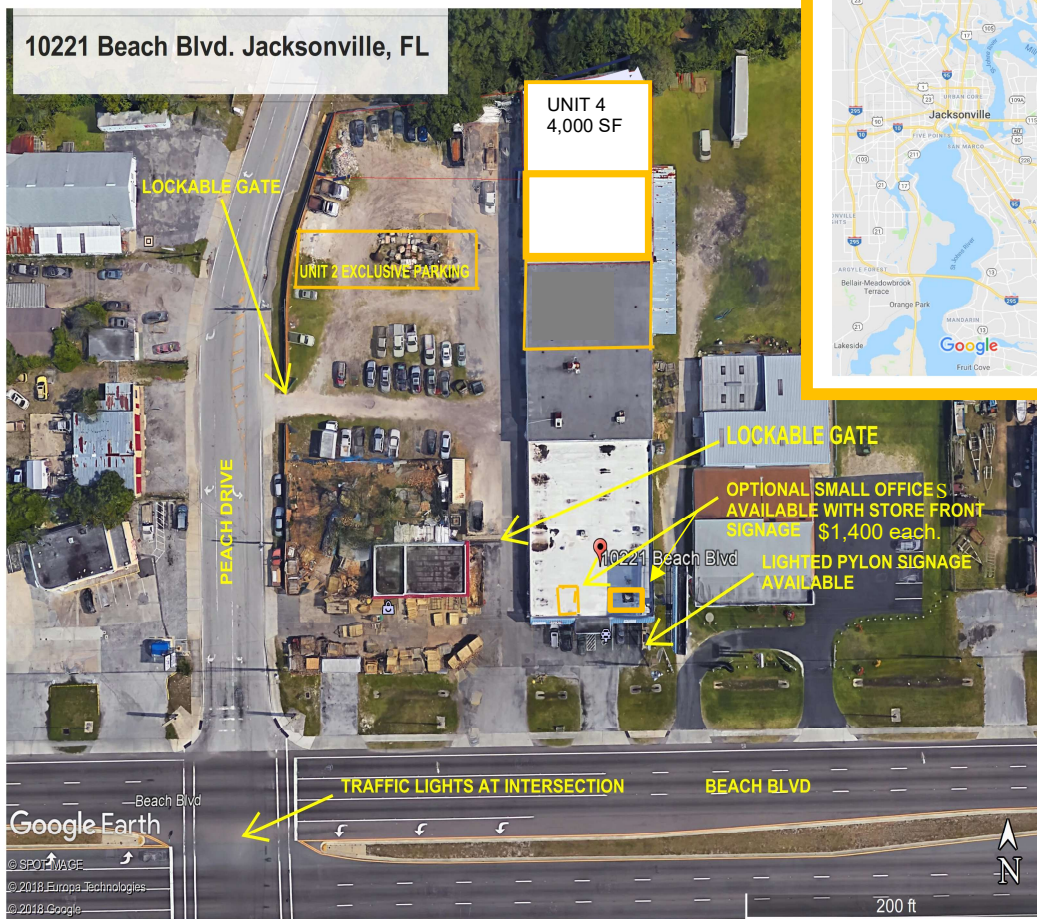
LARGE LIGHTED BEACH BLVD SIGN
CO-TENANT : G & H TIRE

Unit 4 – Available Now !
\$5,600/Mo. all in

Zoned CCG-2

1/2 MILE EAST OF SOUTHSIDE BLVD

1 1/2 MILE WEST OF I-295



**CCG-2
ZONING**

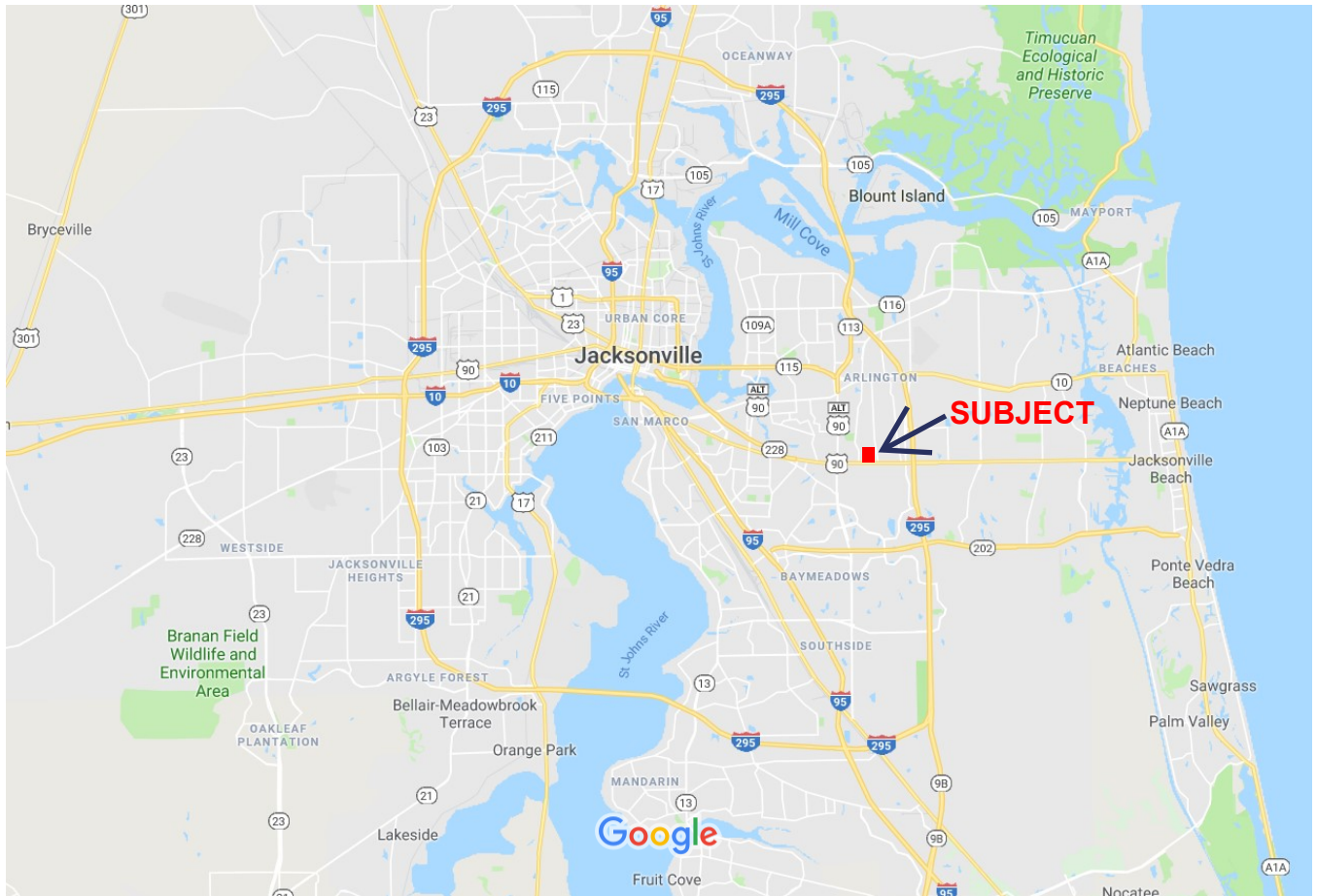
J.R. McNeal
Commercial Real Estate
Services

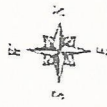


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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

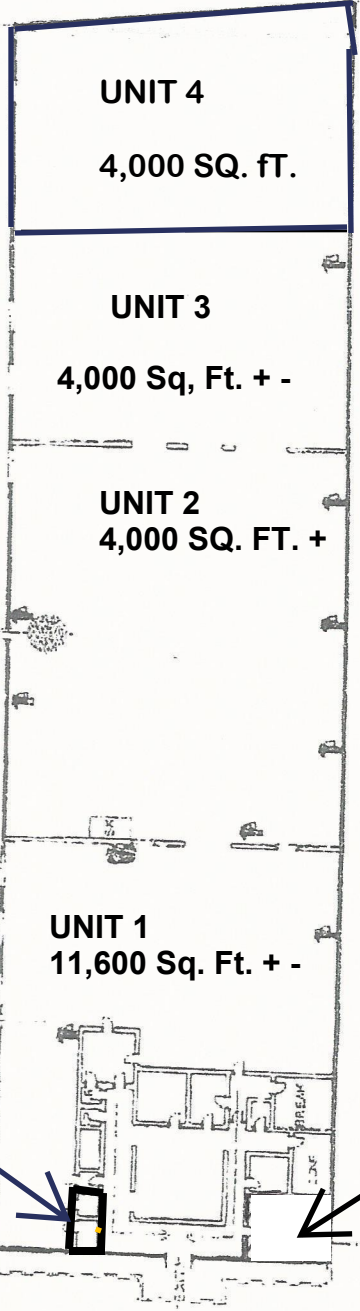




10221 BEACHES BLVD
JACKSONVILLE, FL 32246

PEACH DRIVE

PARKING



Unit 1-A
100 Sq. Ft.

UNIT 1-B
300 SF

- EYE WASH
- PARTS WASH
- HOT WATER
- DRINKS
- FLAMMABLE MATERIAL
- EVACUATION AREA
- FIRE EXTINGUISHER
- SPILL KIT
- EMERGENCY SHELTER
- YOU ARE HERE

EVACUATION AREA

BEACHES BLVD

BEACH BLVD.

