

# FOR LEASE FULLY RENOVATED WAREHOUSE

124 CENTURY 21 DRIVE  
JACKSONVILLE, FL 32216

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# Property Details & Highlights

Property Type	Industrial
Property Subtype	Warehouse
APN	145173 0500 and 145173-0520
Building Size	13,200 SF
Lot Size	43,468 SF
Zoning	CCG-2
Building Class	C
Year Built	2007
Number of Floors	1
Number of Buildings	1

SVN First Coast Commercial is pleased to offer this exclusive listing at 124 Century 21 Drive. The building is a 13,200 SF Value Add opportunity and is available For Lease. Perfect for the Owner/User who is expanding a business.

#### NOTE:

The property is being fully renovated after a 2023 fire. Most of the damage was limited to roof and smoke. All damages in process of repair/replace. Estimated availability is July 1, 2025.



- Steel frame with metal siding - Built 2007
- 20' Clear Height
- 4 Grade Level Dock Doors
- 200a - 3 Phase Power
- 20 parking spaces
- Property is completely fenced.
- Convenient location in Jacksonville, FL
- Reasonable lease terms available
- Renovated and professional office space
- 30 parking for employees, clients and deliveries and one handicap space

# Available Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,300 SF	Lease Rate:	\$15.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
124 Century 21 Drive, Suite 1	Available	3,300 SF	NNN	\$15.00 SF/yr	208 V, 200 A, 3 Phase Power - Natural Gas and Pneumatics available
124 Century 21 Drive, Suite 2	Available	3,300 SF	NNN	\$15.00 SF/yr	208 V, 200 A, 3 Phase Power - includes a 1,000SF Office with HVAC and a 1,000 SF Mezzanine - Natural Gas and Pneumatics available
124 Century 21 Drive, Suite 3	Available	3,300 SF	NNN	\$15.00 SF/yr	208 V, 200 A, 3 Phase Power - Natural Gas and Pneumatics available
124 Century 21 Drive, Suite 4	Available	3,300 SF	NNN	\$15.00 SF/yr	208 V, 200 A, 3 Phase Power - includes a 900SF office with HVAC and 900SF Mezzanine - Natural Gas and Pneumatics available



# Interior Photos



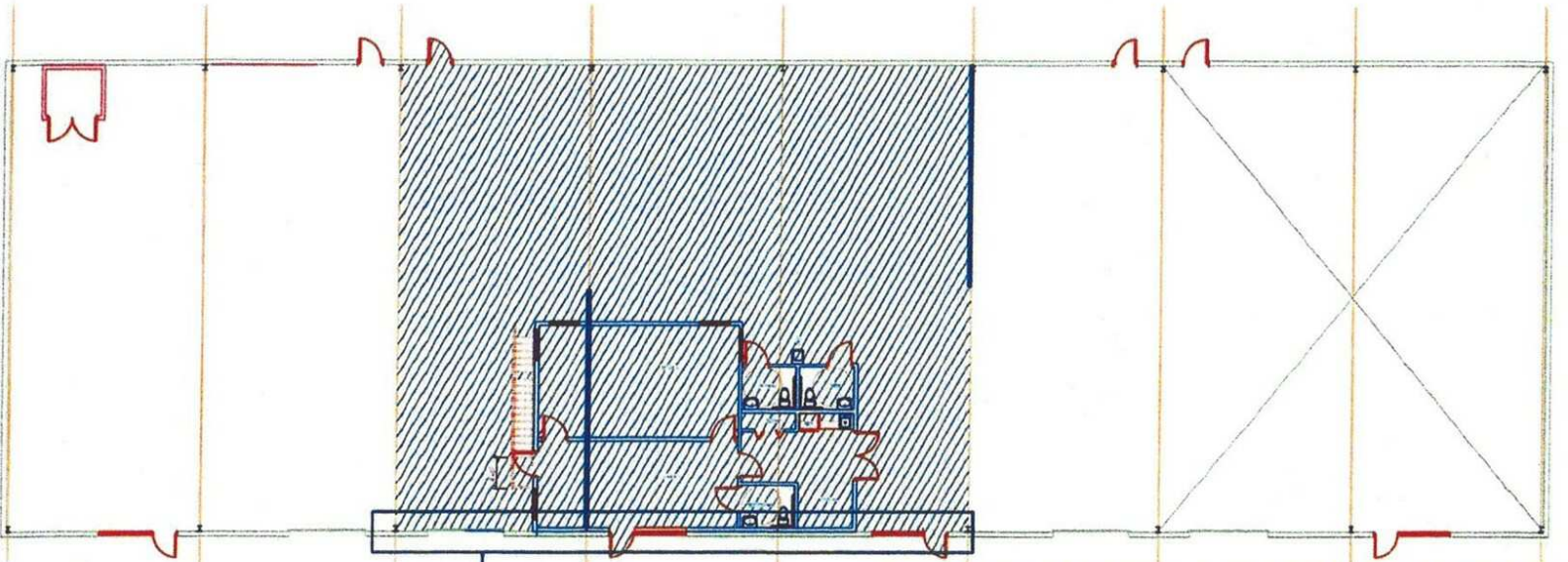
# Unit Floor Plan

GLEN  
S  
ASHLE  
Y

Digitally signed by  
GLEN S  
ASHLEY  
Date:  
2024.09.03  
15:57:44  
-04'00'



B-23-667754.00



replace wall skin in this area only

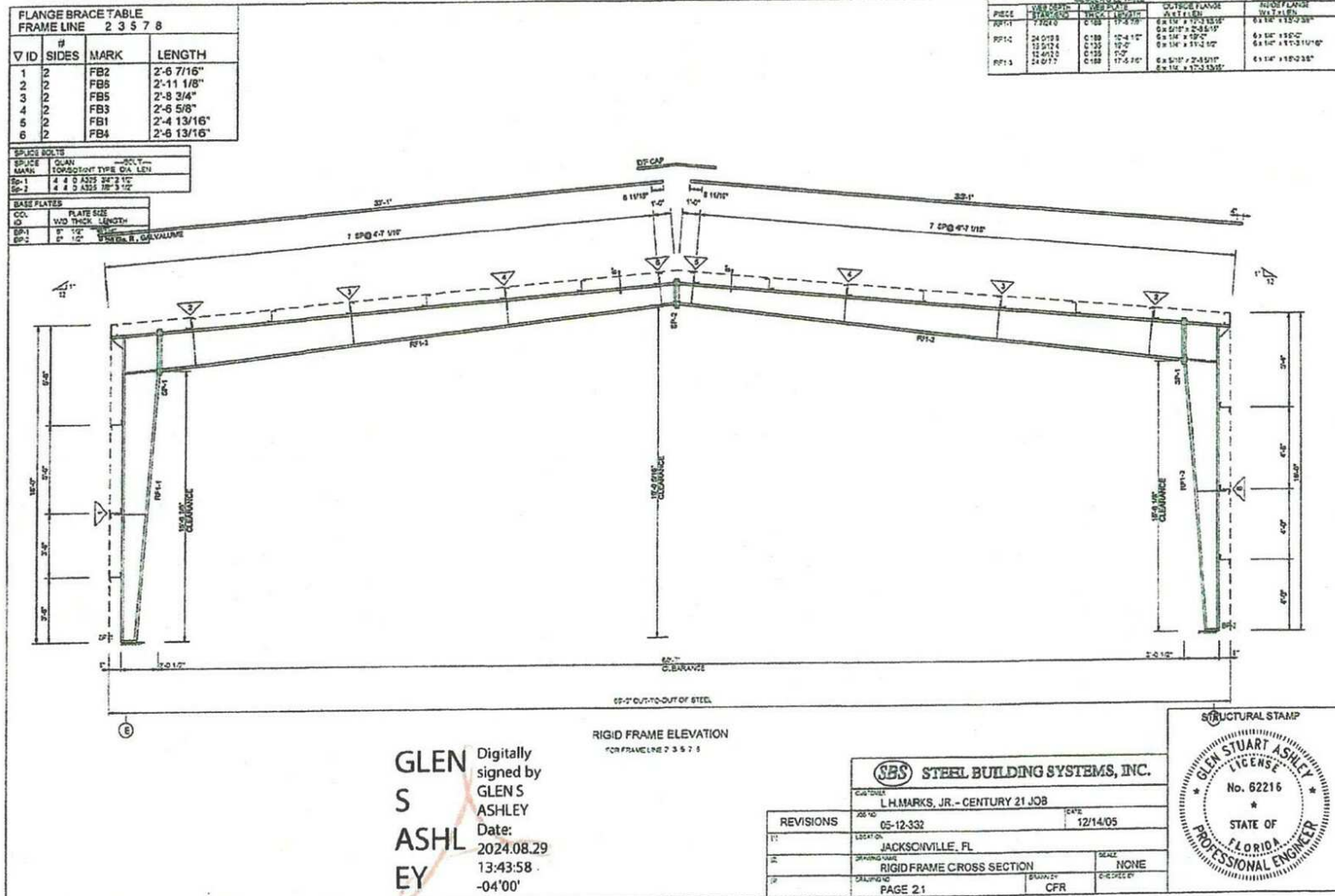
REPLACE ALL ROOF PANELS AND FASTENERS ENTIRE ROOF

### LEGEND

-  ALL PURLINS REPLACED
-  RIGID I BEAM REPLACED

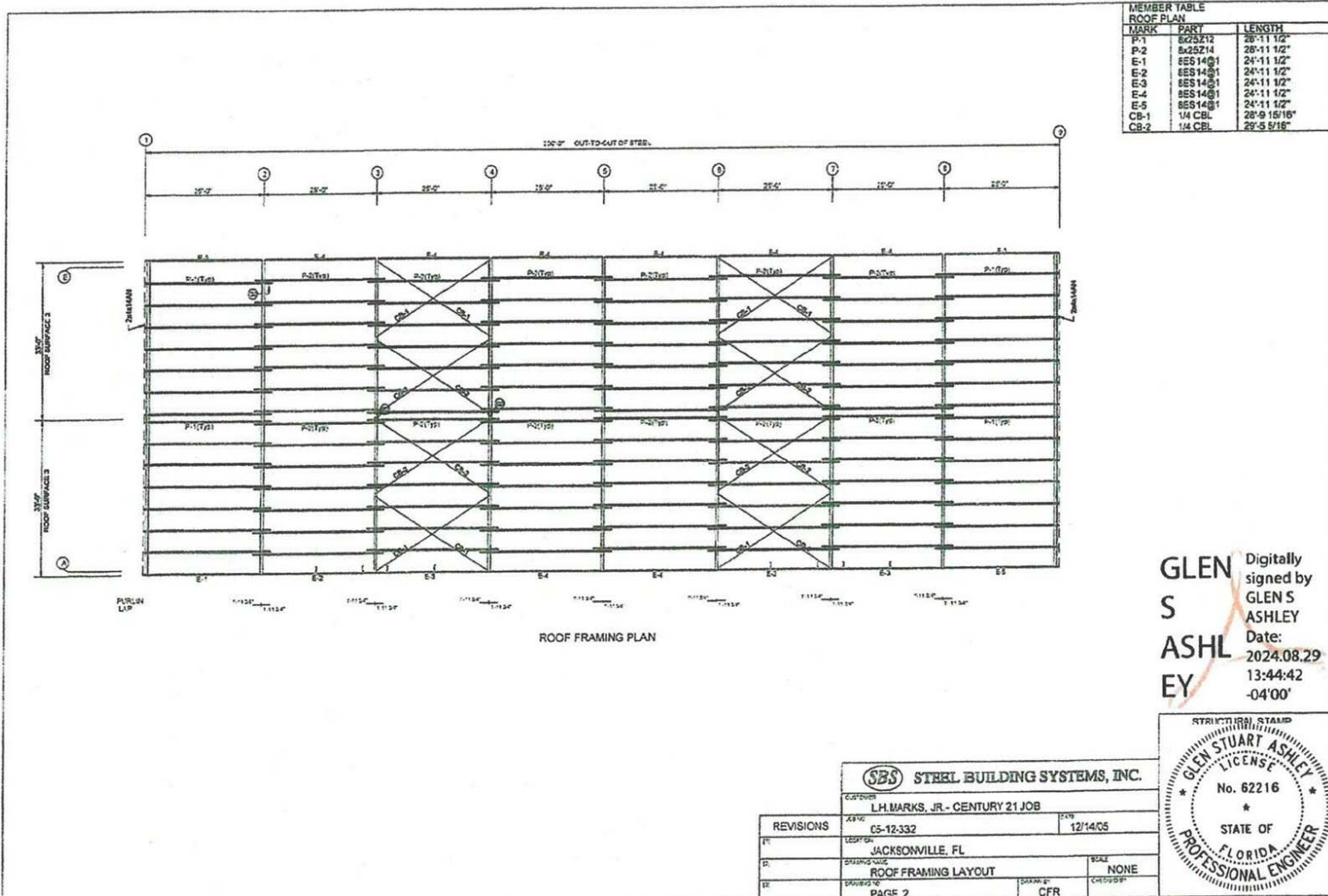


# Rigid Frame Elevation

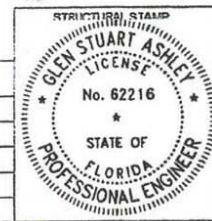


B-23-66

# Roof Framing Plan



**GLEN S ASHLEY** Digitally signed by GLEN S ASHLEY  
 Date: 2024.08.29 13:44:42 -04'00'



**SBS STEEL BUILDING SYSTEMS, INC.**

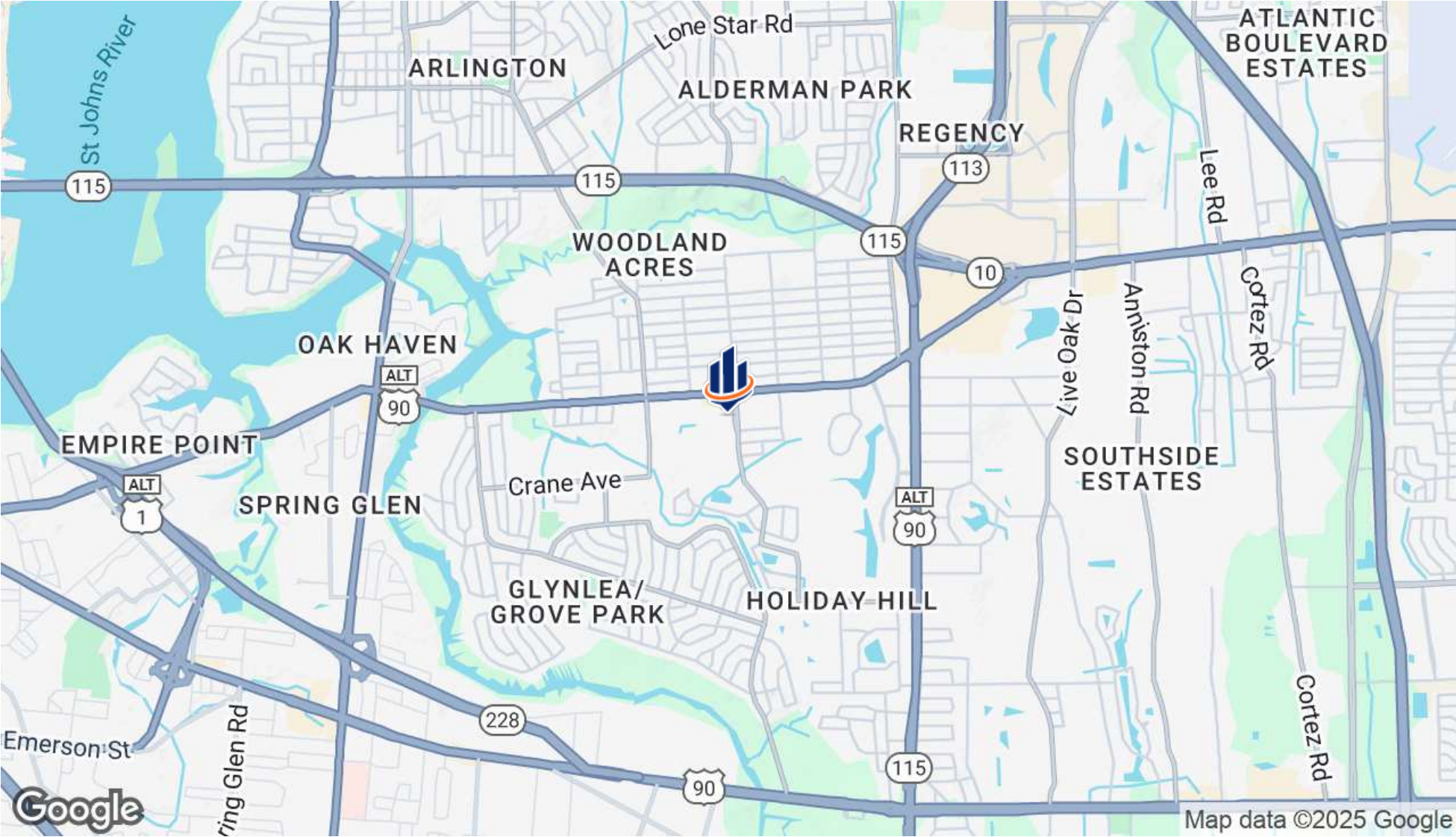
Customer: L.H. MARKS, JR. - CENTURY 21 JOB

REVISONS	DATE	BY
	05-12-332	12/14/05
PROJECT	JACKSONVILLE, FL	
DESIGN	ROOF FRAMING LAYOUT	SCALE NONE
DATE	PAGE 2	CFR

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Location Map





# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,280	95,719	235,065
Average Age	37	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,030	38,793	94,939
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$66,319	\$71,262	\$77,343
Average House Value	\$213,823	\$257,734	\$283,891

Demographics data derived from AlphaMap

# About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network<sup>SM</sup> and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.