

# ORTEGA INDUSTRIAL PARK



4502 Marquette Avenue | Jacksonville, FL 32210

## 5 Building Industrial Park For Lease



### PROPERTY HIGHLIGHTS

- 15,268 SF Available For Lease
- Stand-alone buildings, willing to lease separately
- Highly desirable Ortega submarket with Roosevelt Blvd visibility with an average of 20,365 vehicles daily
- Secured fencing for lot and parking area

### DISTANCE TO MAJOR ROADWAYS



0.3 miles / 2 minutes

From Roosevelt Blvd (US 17)(SR 15)



0.3 miles / 2 minutes

From State Road 21



2.8 miles / 8 minutes

From I-10



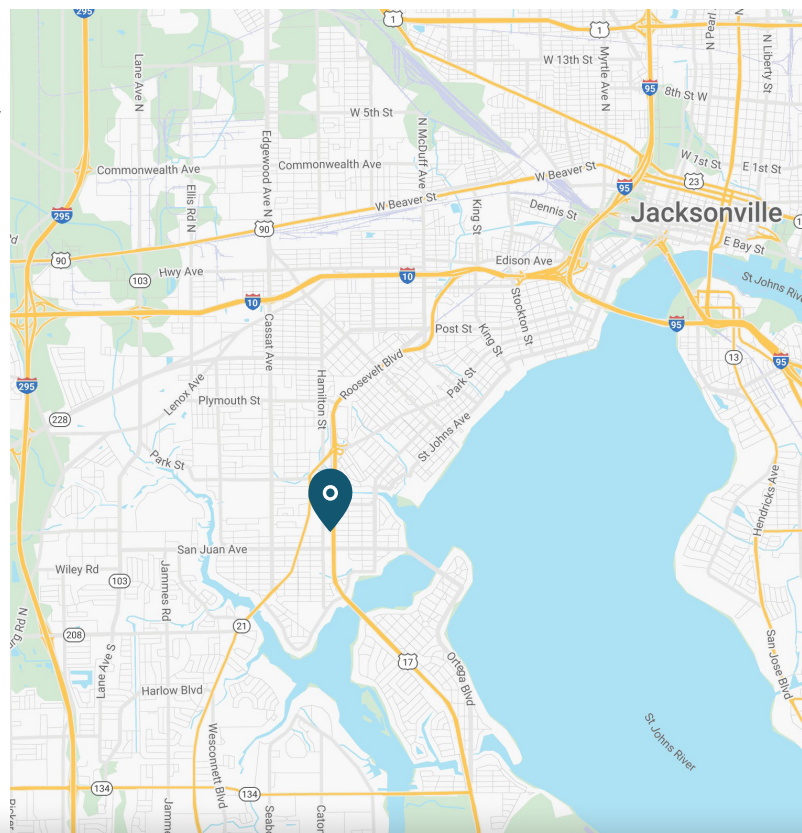
4.3 miles / 9 minutes

From I-95



4.4 miles / 13 minutes

From I-295



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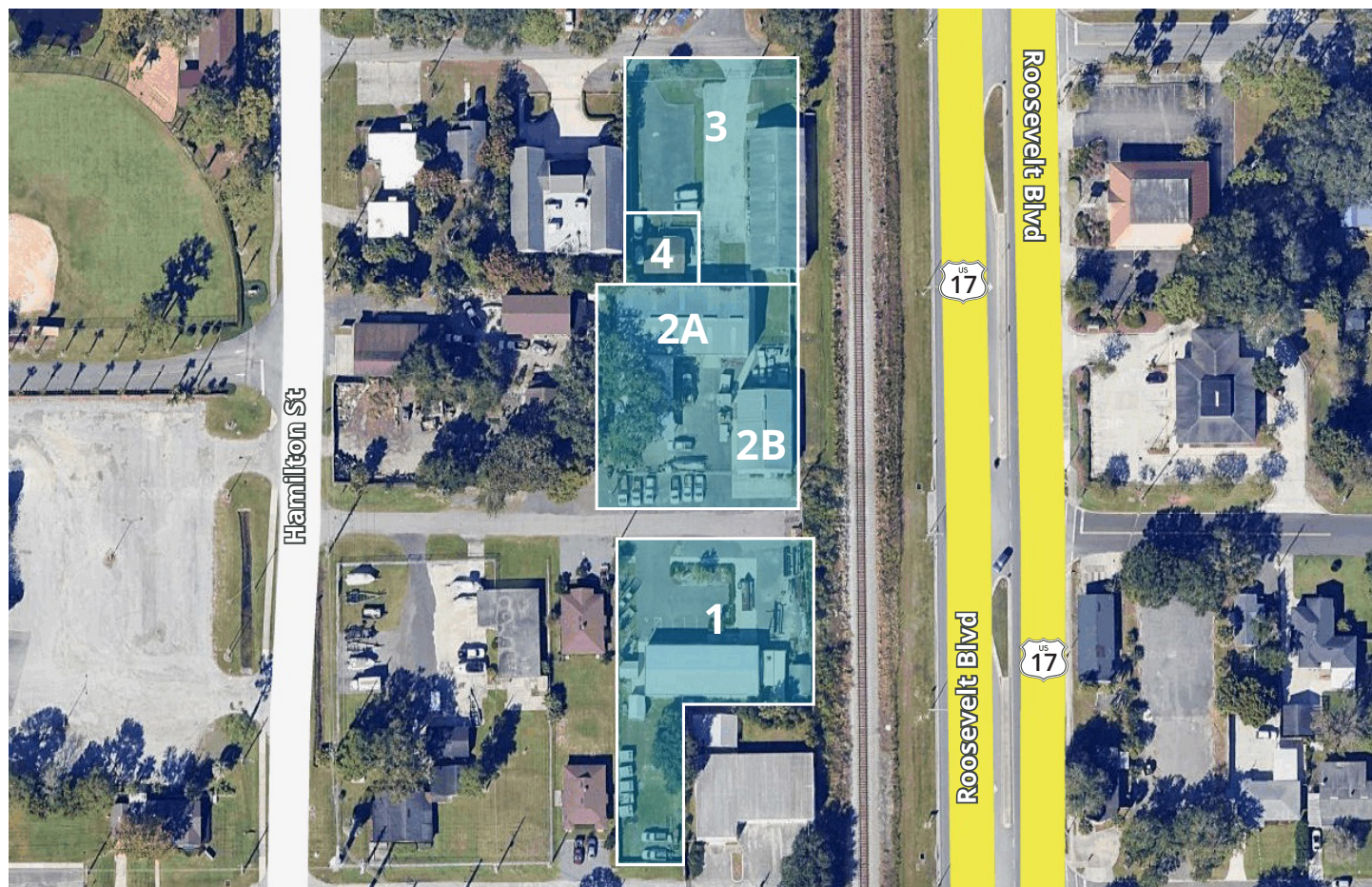
Associate

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## SITE PLAN



Site Number	Address	Building Size (SF)	Lot Size (AC)	Year Built	Office/Warehouse Ratio
1	4502 Marquette Ave	3,096	0.52	2019	50/50
2A*	4505 Marquette Ave	2,400	0.53	1997/1985	40/60
2B*	4505 Marquette Ave	5,000	0.53	1997/1985	40/60
3	4502 Irvington Ave	4,040	0.31	1981	100% Office
4	4512 Irvington Ave	672	0.18	1954	100% Office

\*Total available square feet for both building is 7,400 SF

## PROPERTY INFORMATION

Asking Rate	\$13.00/SF NNN
Zoning	CCG-2