

# FOR LEASE

## 8802 CORPORATE SQUARE CT

Jacksonville, FL 32216



2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	29,680 SF
Available SF:	920
Lot Size:	2.29 Acres
Year Built:	1998
Zoning:	IBP

### PROPERTY OVERVIEW

8802 Corporate Square Court is located in Jacksonville's Southside sub-market, positioned in a well-regarded industrial/business park just off I-295. The property spans roughly 29,680 SF across four flexible buildings, with spaces available in the 920 +/- SF - 1,840 +/- SF range. Each double unit contains two 12' wide x 12' high roll-up doors and high clear heights (approximately 14 ft), enabling efficient loading and access. The premises offers air-conditioned offices and bathrooms, ideal for tenants seeking a combination of warehouse, light manufacturing, or distribution functionality.

### PROPERTY HIGHLIGHTS

- Highly desired industrial park
- Close to I-295
- Zoned Industrial Business Park (IBP)
- NNN Expense: \$4.90 p.s.f.

### PRESENTED BY:

#### CAMERON MESH

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#### AMANDA KINKADE

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EXECUTIVE SUMMARY

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**ADDITIONAL PHOTOS**

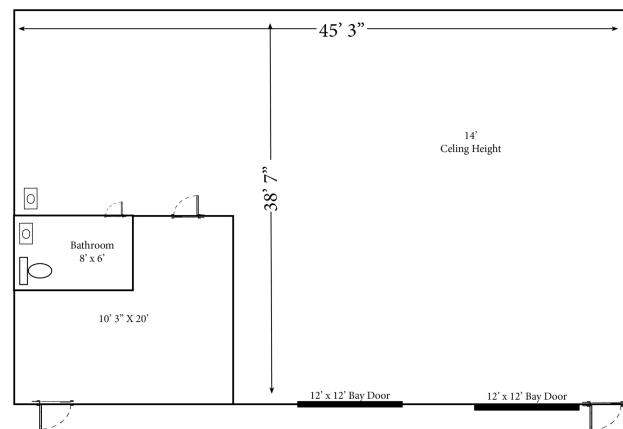
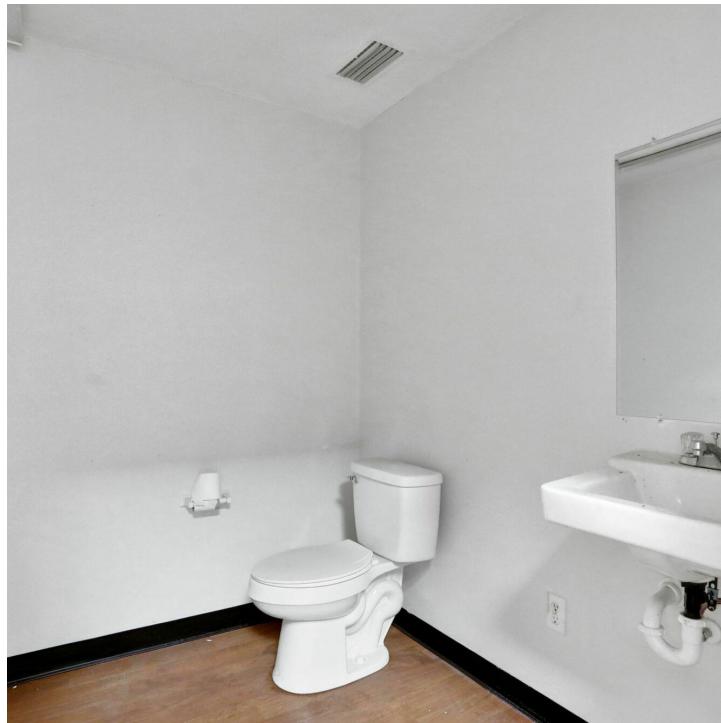
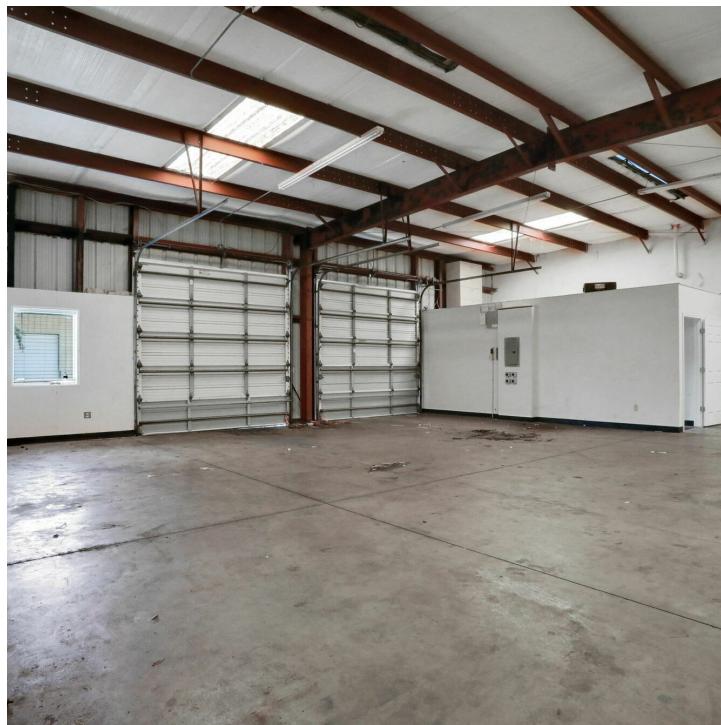
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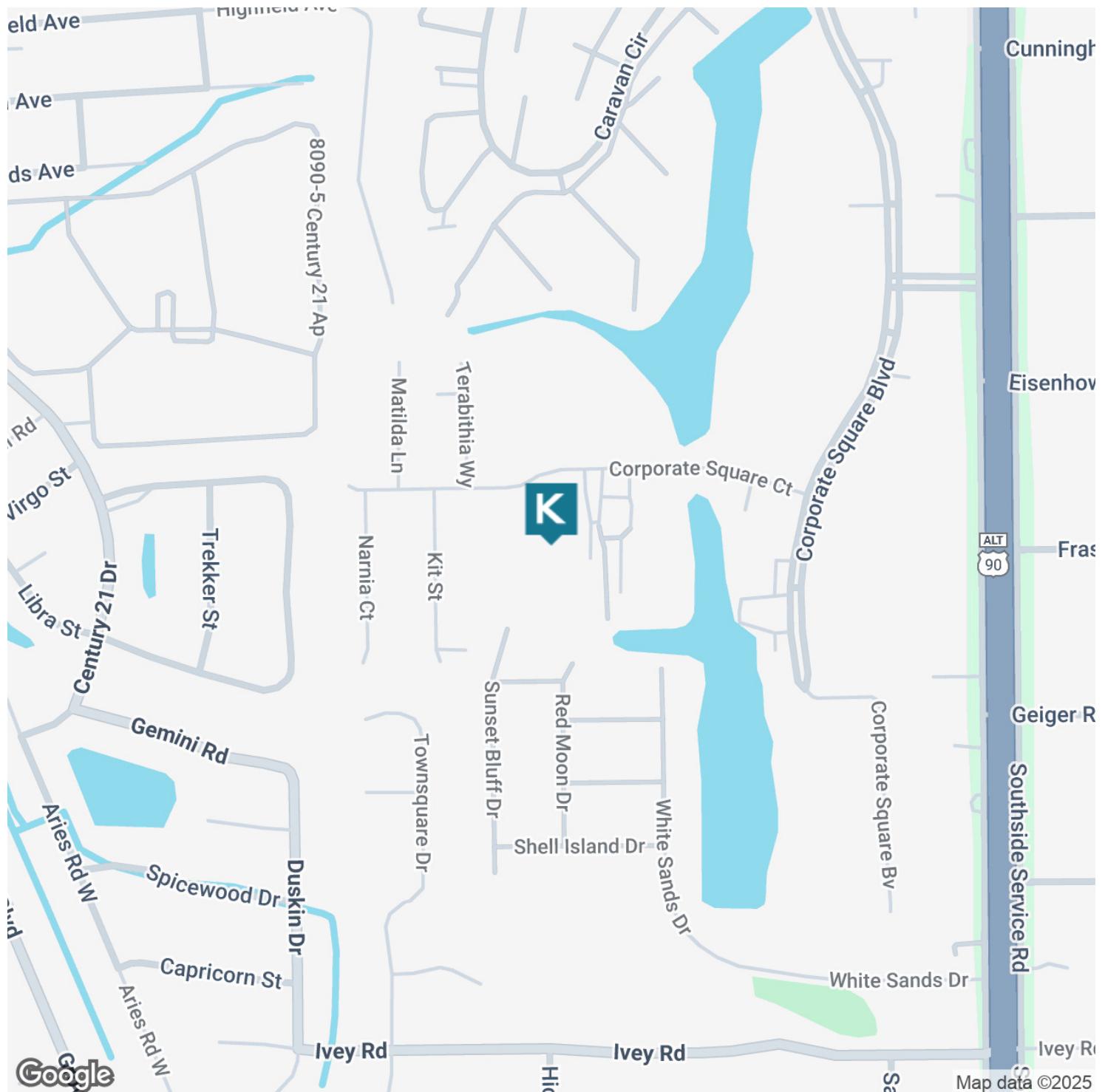
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**LOCATION MAP**

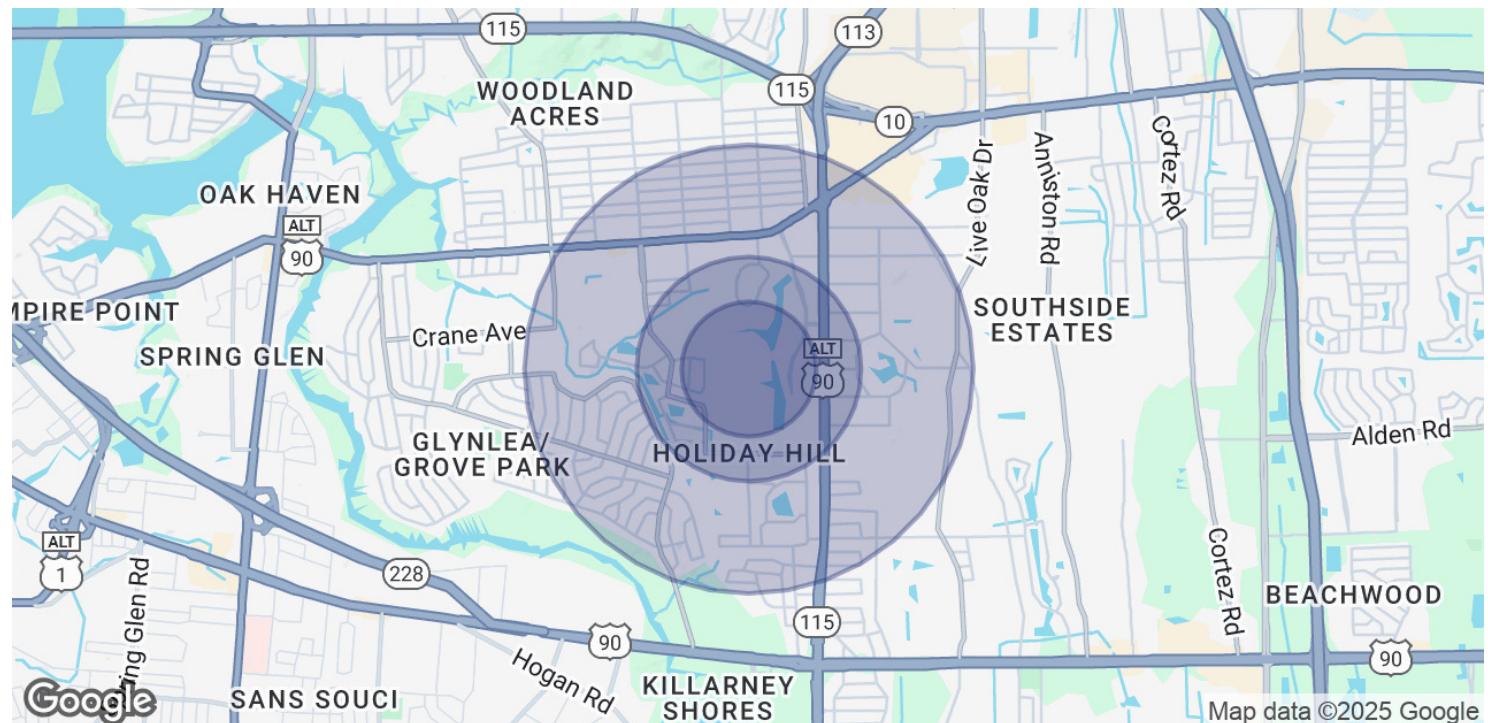
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,521	5,910	14,353
Average Age	34	36	38
Average Age (Male)	32	34	37
Average Age (Female)	35	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,063	2,475	5,947
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$61,532	\$65,350	\$71,847
Average House Value	\$206,046	\$208,198	\$217,762

*Demographics data derived from AlphaMap*

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