INDUSTRIAL PROPERTY FOR LEASE

4417 Cambridge Rd, Jacksonville, FL 32210



OFFERING SUMMARY

| Lease Rate: | \$9.85 PSF (NNN) |
|-----------------|---|
| Space Size: | 7,200± SF |
| Office SF: | 1,200± SF |
| Zoning: | IL |
| Ceiling Height: | 16'-20'± |
| Loading: | Two - 14'x16' drive through doors |
| Electric: | 3 Phase, 400 amps, 480 volts |
| Utilities: | City water & septic |

LOCATION OVERVIEW

This bustling part of the Riverside submarket is quickly expanding, boasting a mix of homes, businesses, and industrial spaces. It's situated on Cambridge Road, a critical route that cuts across the city from east to west. Cambridge Road makes getting to major roadways a breeze, especially Interstate 95, only a few miles north. Additionally, Lake Shore Boulevard stands out as a lively commercial hub, lined with various businesses and eateries. Several companies and dining spots are just a short walk from the property.



Mark Wainwright

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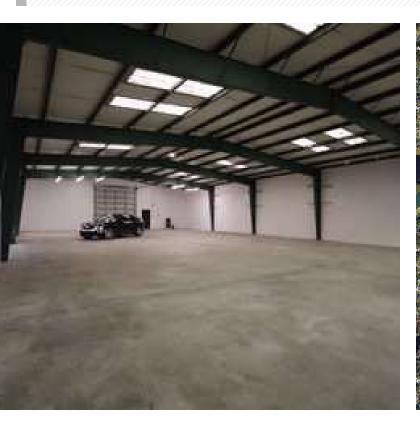
Summer Wainwright

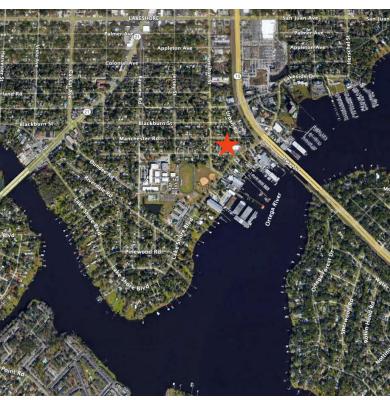
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