

# 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.



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Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS



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