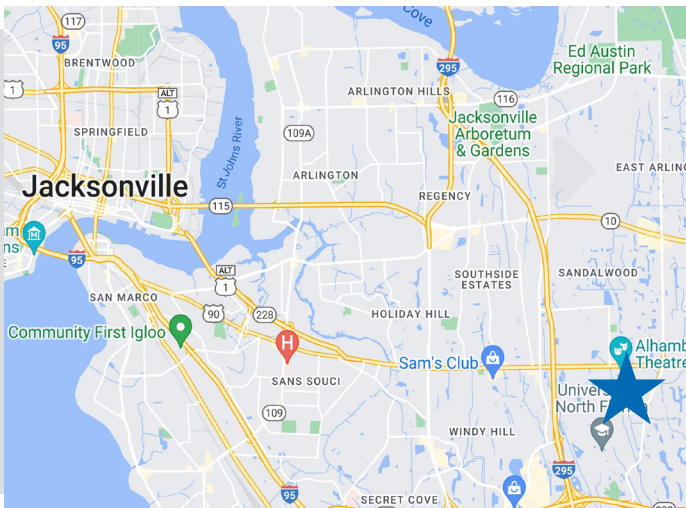


# EASTPARK AT TOWN CENTER

11762 MARCO BEACH DR | JACKSONVILLE, FL 32224



**± 10,530 SF OF OFFICE/WAREHOUSE SPACE - FOR LEASE**



- Total property Size: ±138,851 SF
- Available Units:
  - Unit 7 & 8: 6,030 SF Office/Warehouse
  - Units 5 & 6: 4,500 SF Office/Warehouse
- Excellent access to I-295, Town Center Parkway & Beach Blvd
- Situated in a Class-A Business Park environment adjacent to UNF and Florida State College of Jacksonville
- Some units are 100% air conditioned
- Concrete truck courts
- Easy commute from Beaches area

For further information, please contact our exclusive agent:

**Ladson Montgomery** Senior VP/Principal [lmontgomery@phoenixrealty.net](mailto:lmontgomery@phoenixrealty.net)

**Newmark Phoenix Realty Group, Inc.**  
904.399.5222  
10739 Deerwood Park Blvd. #310  
Jacksonville, FL 32256

**NEWMARK**  
PHOENIX REALTY GROUP

[www.phoenixrealty.net](http://www.phoenixrealty.net)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# Property Information

11762 Marco Beach Dr | Jacksonville, FL 32224

## SIZE:

**Total Site Size:** ±9.92 AC  
**Total Available:** 10,530 SF  
**Available Units:** 7 & 8: 6,030 SF Office/Warehouse  
5 & 6: 4,500 SF Office/Warehouse

## LOCATION:

Eastpark Center &  
Eastpark Center West:  
11655, 11657 Central Parkway  
Jacksonville, FL 32224  
11760, 11762, 11764 Marco  
Beach Dr, Jacksonville, FL 32224

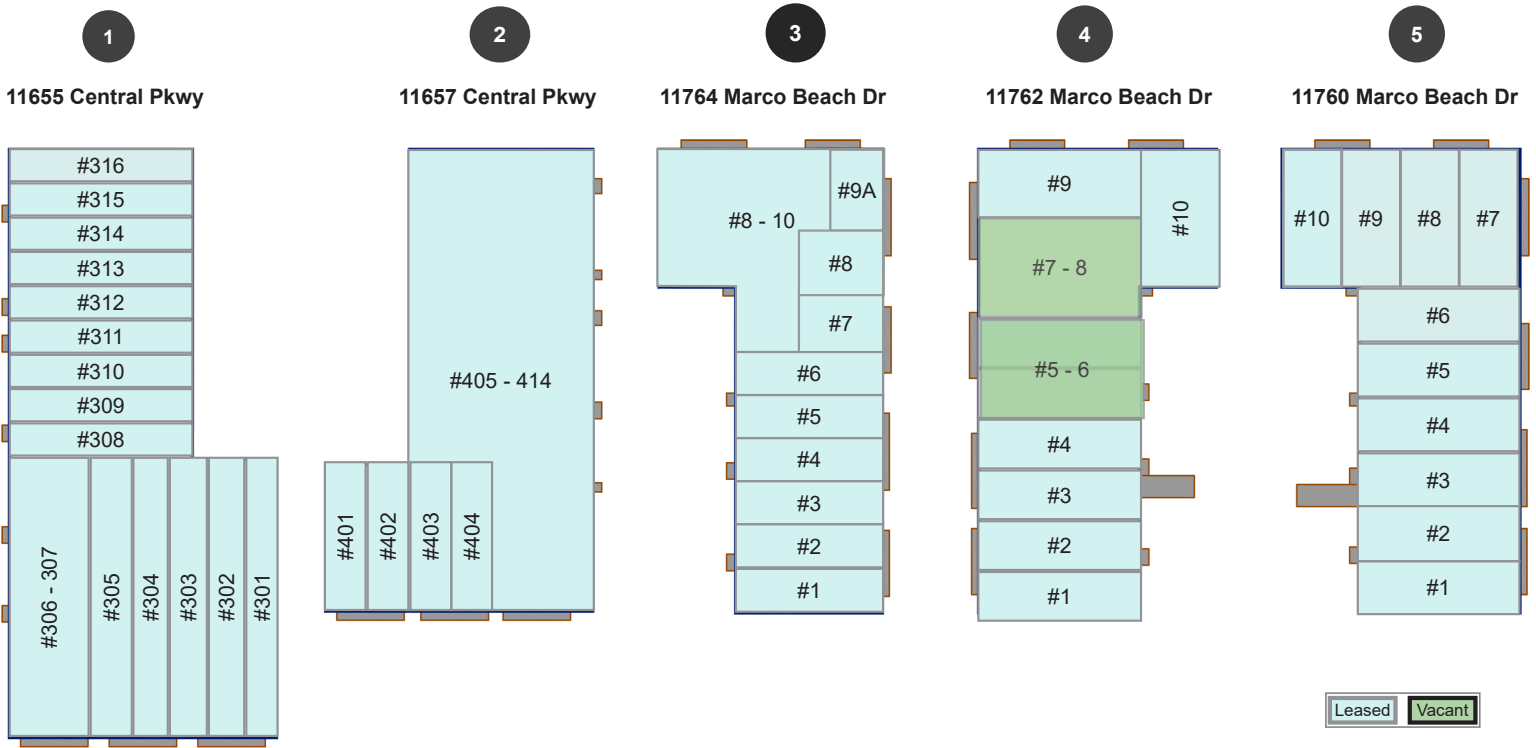
## FEATURES:

**Construction:** Block with stucco and brick facade  
**Clear Height:** 18'-20'  
**Parking:** Ample  
**Roof:** Built up tar and gravel (buildings 3, 4 & 5 have been overlaid with TPO recently)  
**Doors:** Dock level  
**Utilities:** Electricity, water and sewer supplied by JEA



# Availabilities

11762 Marco Beach Dr | Jacksonville, FL 32224

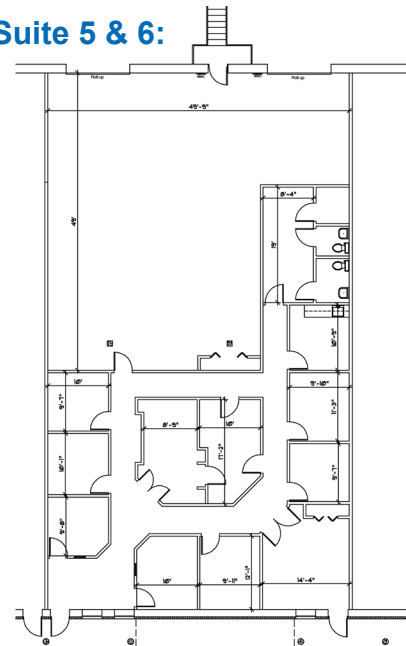


Total Bldg Size	Building Address	Suite #	Total SF	HVAC SF %	Clear Height	Docks	Asking Rate	Operating Expenses
25,964 SF	11762 Marco Beach Dr	7-8	6,030	100%	18'	1	\$13.00	\$3.25
25,964 SF	11762 Marco Beach Dr	5-6	4,500	100%	18'	2	\$13.00	\$3.25

## Suite 7 & 8:



## Suite 5 & 6:

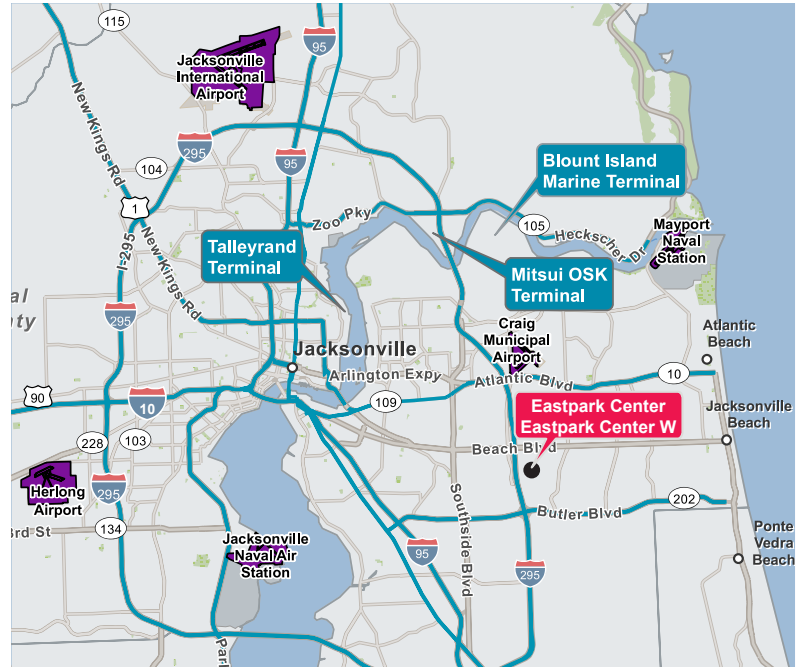
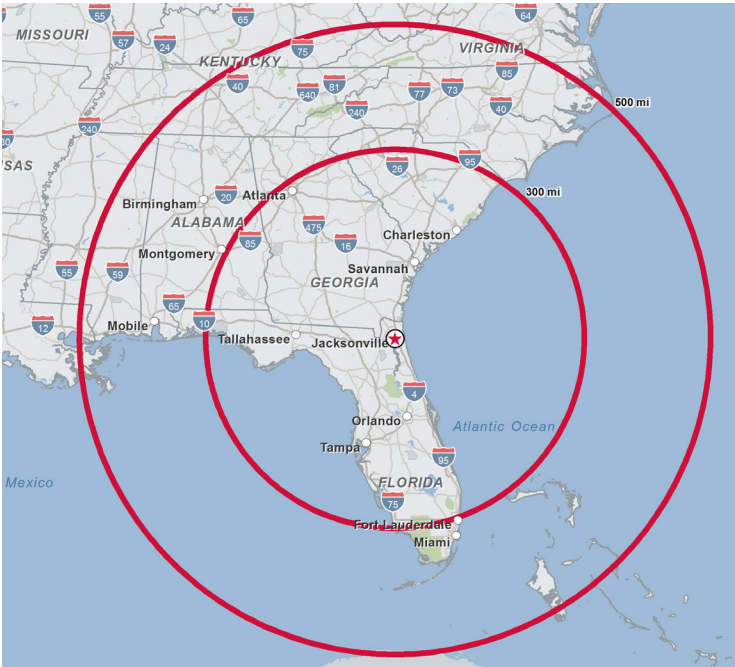


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# Arial - Site Location

11762 Marco Beach Dr | Jacksonville, FL 32224



**TRUCK TRANSIT TIME:** A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.

**PROXIMITY** from Jacksonville to the following U.S. cities:

- Atlanta: 296 miles
- Miami: 317 miles
- Birmingham: 375 miles
- New Orleans: 507 miles
- Charlotte: 350 miles
- Chattanooga: 397 miles
- Charleston: 210 miles

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