

# ECO RELICS

106 Stockton Street Jacksonville, FL 32204

## FOR LEASE

LEASE RATE: \$6.50/SF

BUILDING SIZE: 51,625± SF



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# PROPERTY DESCRIPTION

- + Eco Relics is in a prime location in the Rail Yard District. It is 1.5 miles from I-10 and I-95 as well as being only minutes from Downtown.
- + A recently renovated 50,000 sqft warehouse with ground floor and dock high bays.
- + Within walking distance to the Emerald Trail
- + 11,000 vehicles per day passing
- + Lot available for more parking.

## PROPERTY DETAILS

- 51,625± SF | 1.89 acre lot
- 5,000± SF second oor space
- 3,000± SF of covered outdoor space
- Positioned in an opportunity zone



11,000 Vehicles  
Passing Per Day



Close to  
I-95 & I-10

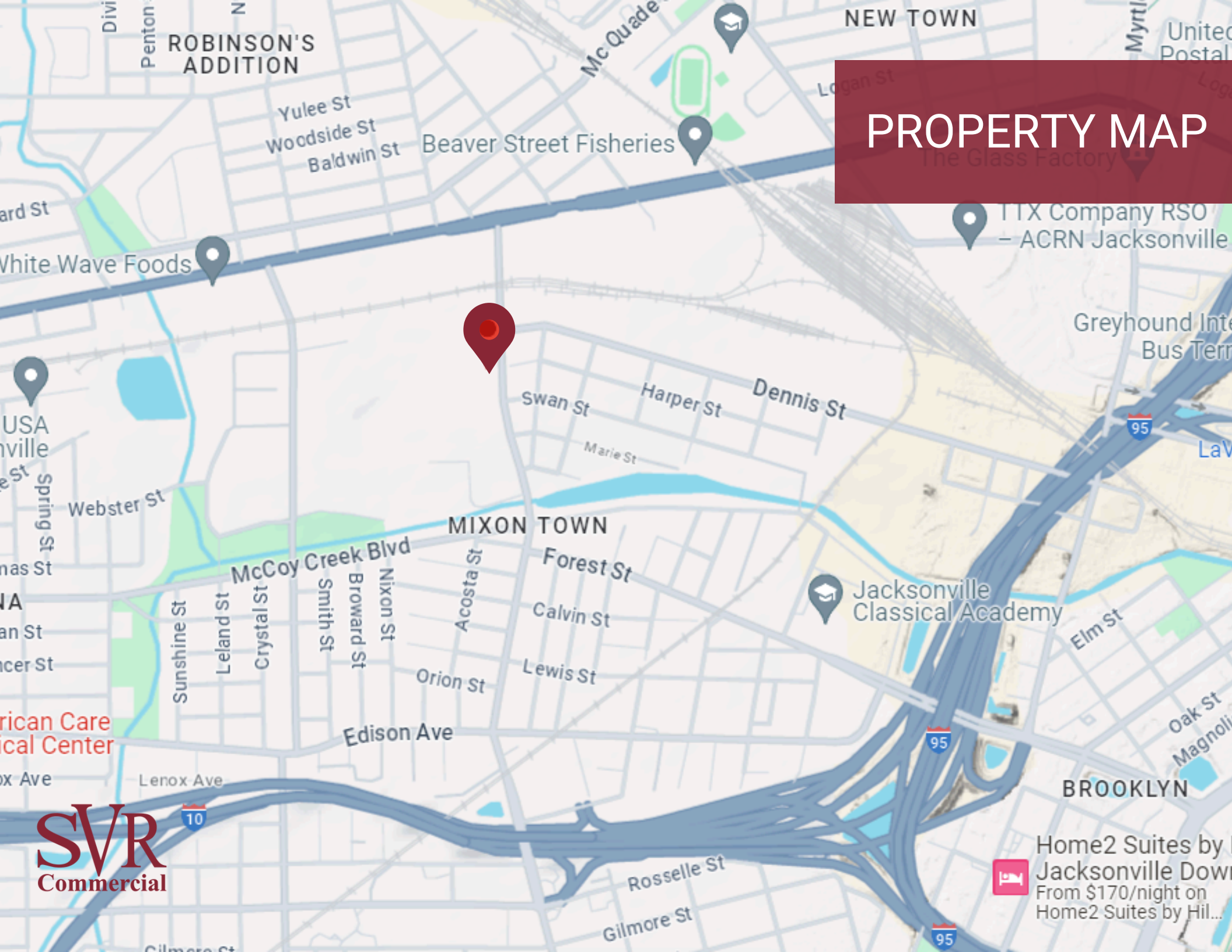


Walking Distance  
to Emerald Trail



**SVR**  
Commercial

# PROPERTY MAP



White Wave Foods

Beaver Street Fisheries

TTX Company RSO  
- ACRN Jacksonville

Greyhound Int'l  
Bus Term

USA

MIXON TOWN

Jacksonville  
Classical Academy

American Care  
Medical Center

BROOKLYN

**SVR**  
Commercial

Home2 Suites by  
Jacksonville Down  
From \$170/night on  
Home2 Suites by Hil...

# PROPERTY PHOTOS



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# RAIL YARD

Mid 1800s

The Honeymoon Yard was established as Florida's most important railroad junction and was named for Civil War officer Colonel Hardee's lavish residence in the area, named Honeymoon.

1938

The Jacksonville Farmer's Market opened and still maintains in operation today. The market sees more than 1 million visitors annually.

1944

At its peak, nearly 40,000 trains carried 10 million passengers passing through the Honeymoon Yard.

1974

The Railway Express Agency's buildings and tracks were replaced with JTA's bus maintenance operations but many of the original structures still remain.

2017

Business owners in the area come together to rebrand their neighborhood as the Rail Yard District.



TODAY

Continuing to be a major economic engine for Jacksonville, the Rail Yard District has formed its own business council to continue infrastructure improvements and houses over 100 unique small businesses totaling over \$3 billion in sales. Given the rich history of the district and the influx of new businesses, along with help from local leaders the neighborhood has the potential to become a regional destination.



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# DOWNTOWN JAX HIGHLIGHTS

## Population:

- + 6,100 residents
- + 57% of the population is college educated
- + 54% of residents are between 25-54 years old



## Office:

- + 7.5 million square feet of office space
- + 56,000 workers
- + 11 major headquarters
- + 54% of employees live less than 10 miles from downtown

## Growth:

- + 460k square feet office space proposed
- + 5,000 housing units planned or under construction
- + 20% residential growth since 2018
- + 83% of downtown residents rent



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# CONTACT US



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