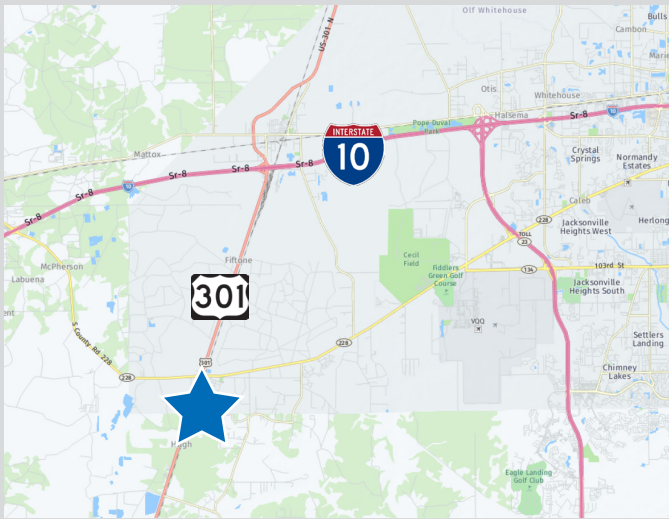


8781 US HWY-301

JACKSONVILLE, FL | 32234



±12 ACRES AVAILABLE - FOR LEASE



- Over 1,700 feet of direct frontage on Highway 301 with traffic counts of 25,000 cars per day
- Zoned Industrial Light (IL), allowing for a variety of uses to include warehousing, light manufacturing, equipment/vehicle/trailer and outdoor storage yards, freight and transportation terminals and business professional offices with retail use.
- Median curb cut with left turn access
- Utilities on site and retention pond in place
- Located in a high growth area to include future residential and commercial developments

For further information, please contact our exclusive agent:

Bryan Bartlett, SIOR Senior VP / Principal
bbartlett@phoenixrealty.net  SIOR

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

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.

For Lease:

\$5,500/Month Gross + FL Sales Tax

NEWMARK
PHOENIX REALTY GROUP

Aerials

8781 US Hwy-301 | Jacksonville, FL | 32234

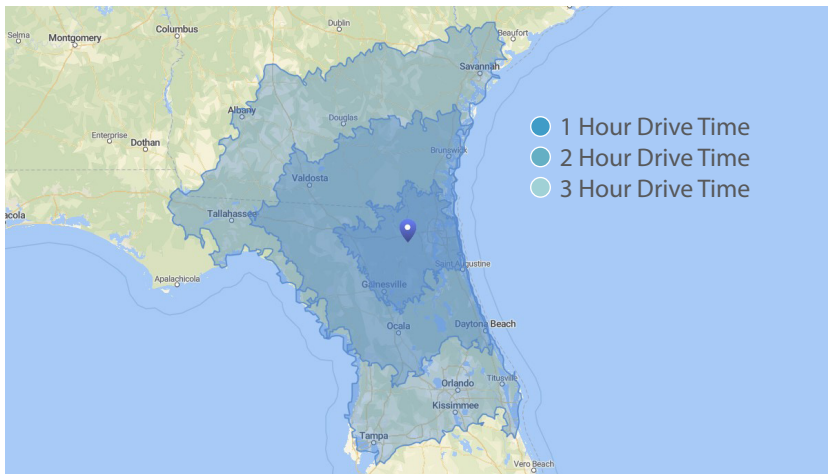


NEWMARK
PHOENIX REALTY GROUP

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.

Location Map

8781 US Hwy-301 | Jacksonville, FL | 32234



Point of Interest	Time	Miles
I-295	21 min	20
I-95	29 min	27
I-10	7 min	6.5
Jax International Airport	37 min	35
JaxPort	48 min	41
Northfolk Southern	25 min	18

NEWMARK PHOENIX REALTY GROUP

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.