

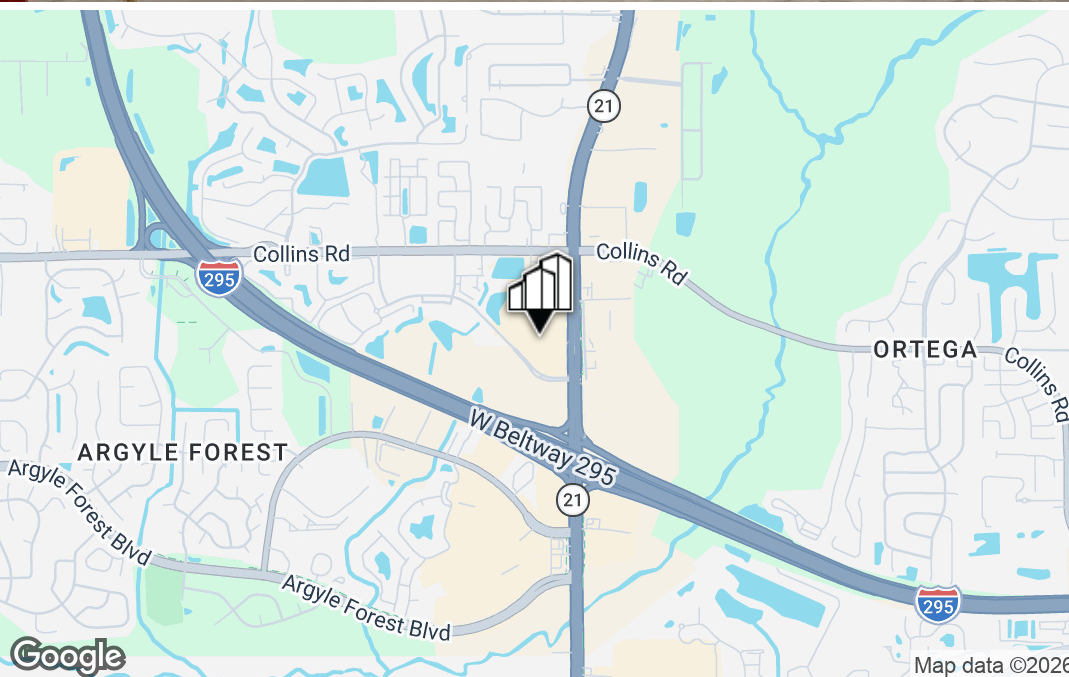
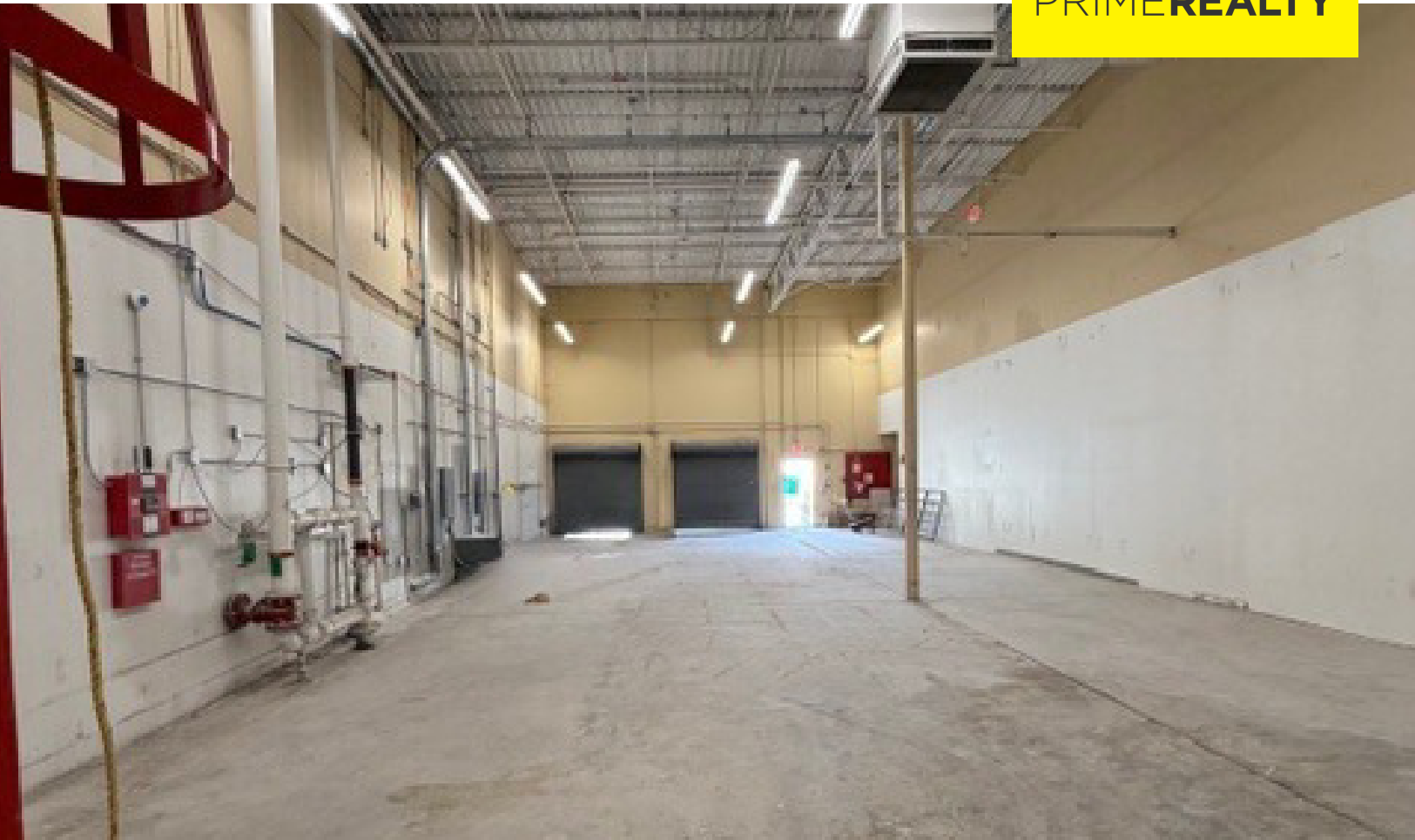
INDUSTRIAL PROPERTY FOR LEASE

8102 BLANDING BLVD UNIT#31

JACKSONVILLE, FL 32244



PRIMEREALTY



For More Information:

Tyler Steiner

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Jacksonville, FL 32244



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN) + \$4.95 CAM
Building Size:	3,084 SF
Available SF:	3,084 SF
Lot Size:	3,084 SF
Number of Units:	1
Year Built:	1985
Renovated:	2025
Zoning:	CCG-1

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity in Jacksonville, FL. This property offers a 3,084 SF industrial/flex space, complete with modern amenities and a prime location. Renovated in 2025, the property showcases air-conditioned spaces, 24' ceilings, and dock high doors, providing flexibility for a range of business needs. Zoned CCG-1, this versatile space is perfect for industrial and flex users. With convenient access to I-295 and popular Blanding Blvd, this property presents an ideal location for businesses seeking visibility and accessibility. Don't miss the chance to secure this impressive space and elevate your business operations.

PROPERTY HIGHLIGHTS

- 3,084 SF industrial/flex space
- Fully Air conditioned
- Renovated in 2025
- Zoned CCG-1
- 24' ceilings
- 2 Dock high doors
- Convenient I-295 access

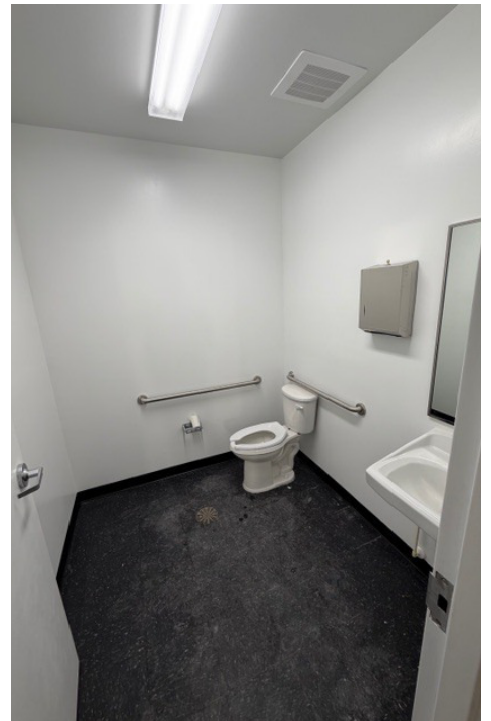
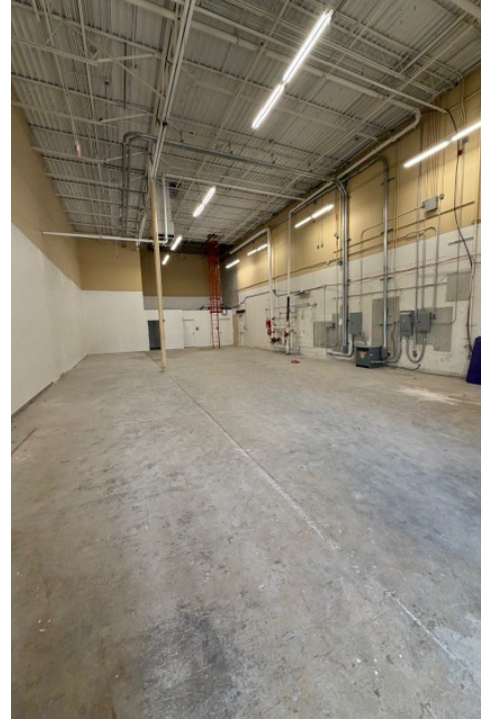
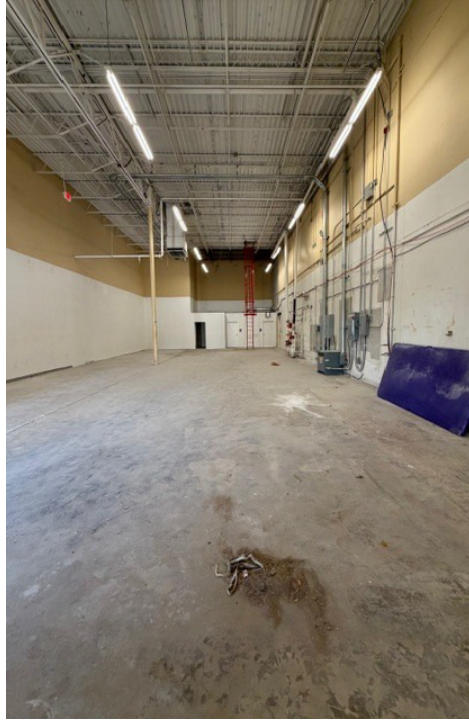
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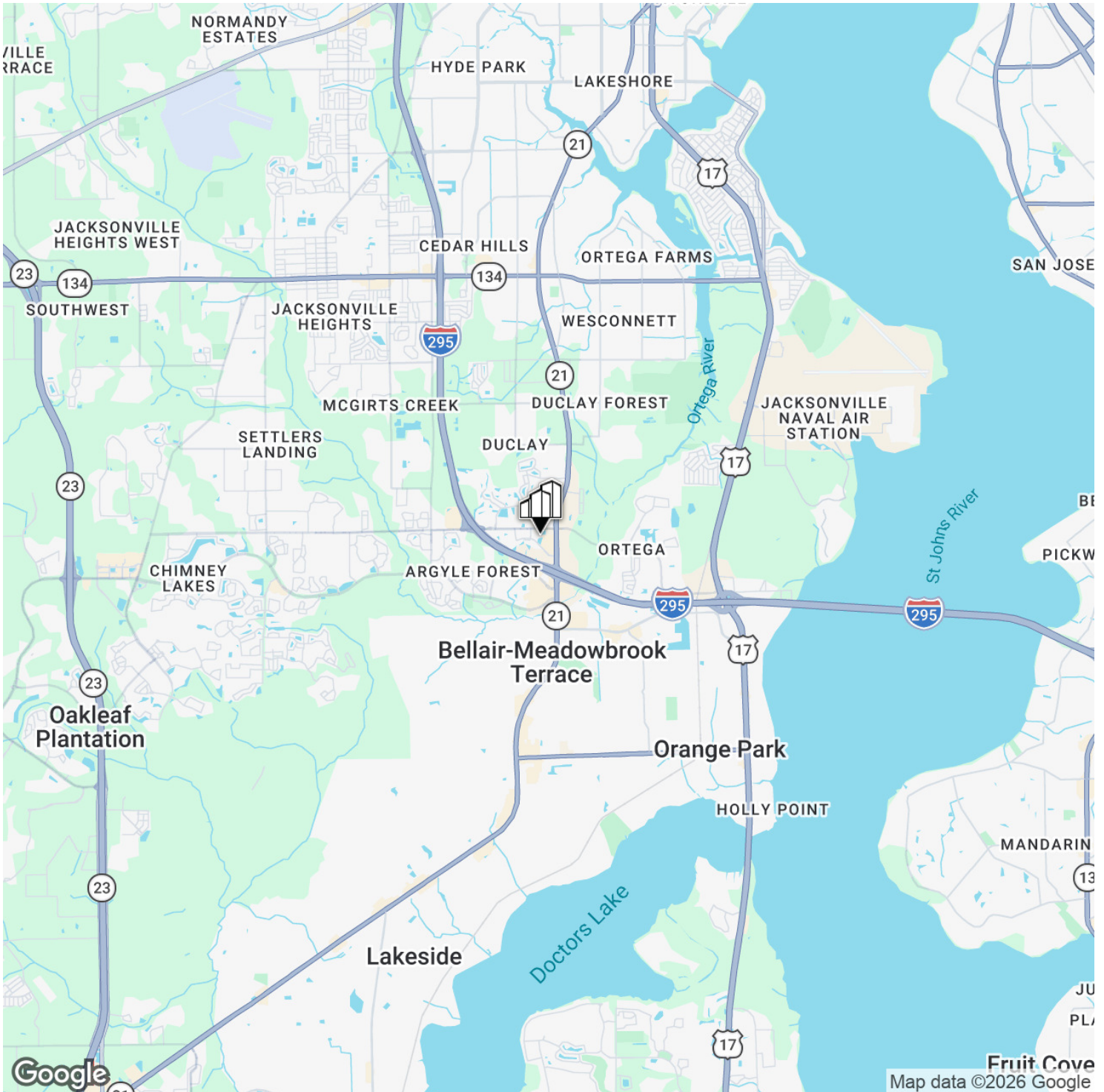
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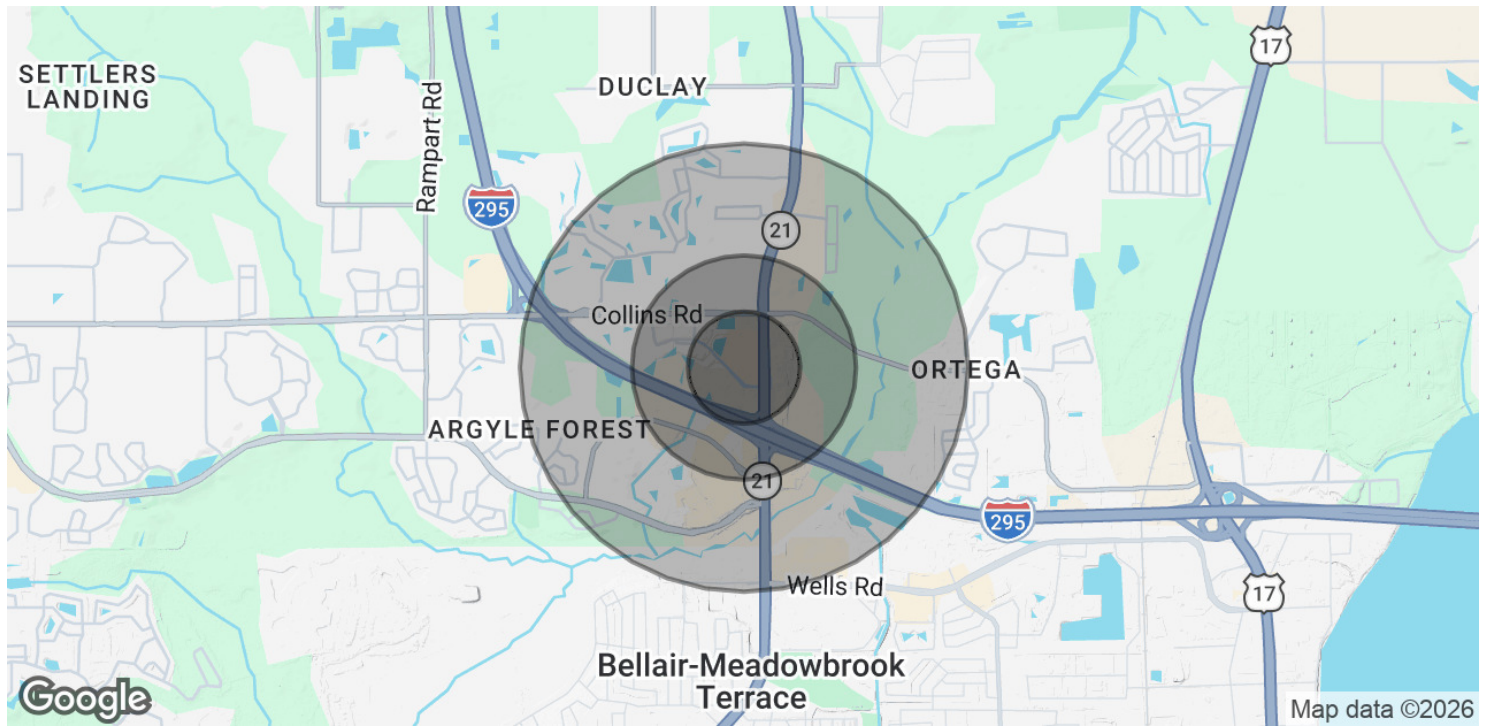
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,046	2,813	10,603
Average Age	26.8	28.0	30.9
Average Age (Male)	27.8	29.8	31.9
Average Age (Female)	28.4	28.8	31.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	476	1,342	4,943
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$61,887	\$60,758	\$61,470
Average House Value	\$163,812	\$136,736	\$178,978

2023 American Community Survey (ACS)

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