



Roosevelt Commerce Center Dock High Warehouse & Office For Lease

7254 Golden Wings Road | Jacksonville, FL 32244

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76 S Laura Street
Suite 1500
Jacksonville, FL 32202
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PROPERTY Overview

Property Features

Total Building Size	44,240± SF
Number of Buildings	2
Building Type	Precast panel construction
Zoning	Industrial Business Park
Lot Size	4.0± AC
Parcel ID#	098404-0085
Power	3-phase
Clear Height	20'
Sprinkler	Wet sprinkler system

Availabilities

Suite 7: 2,940± SF | Available Immediately

- Office: 600± SF
- Warehouse: 2,340± SF
- Suite dimensions: 42' W x 70' D
- (1) dock-high door

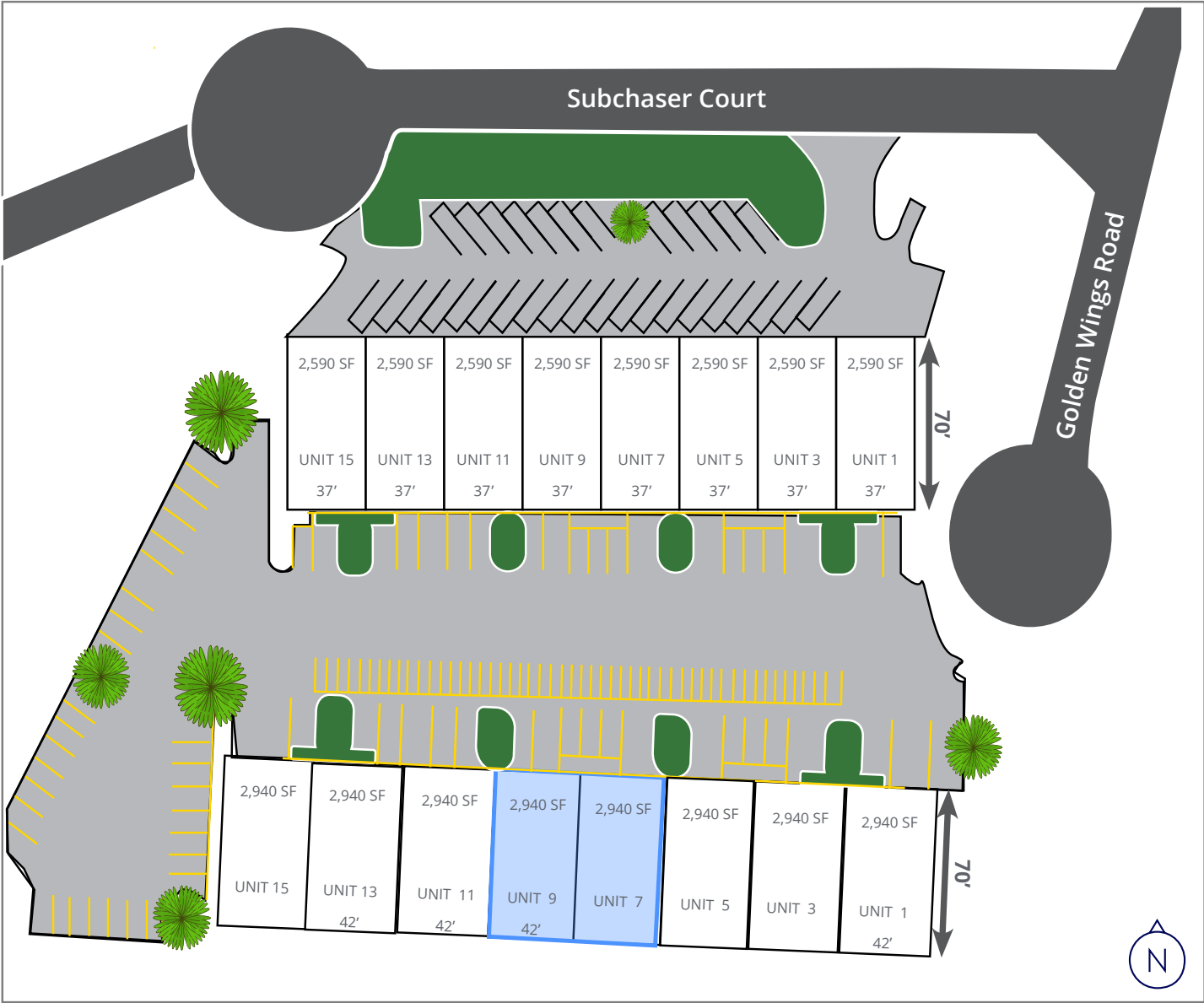
Suite 9: 2,940± SF | Available March 1st

- Office: 600± SF
- Warehouse: 2,340± SF
- Suite dimensions: 42' W x 70' D
- (1) dock-high door

Lease rate: \$12.00/SF | CAM \$ 3.45/SF



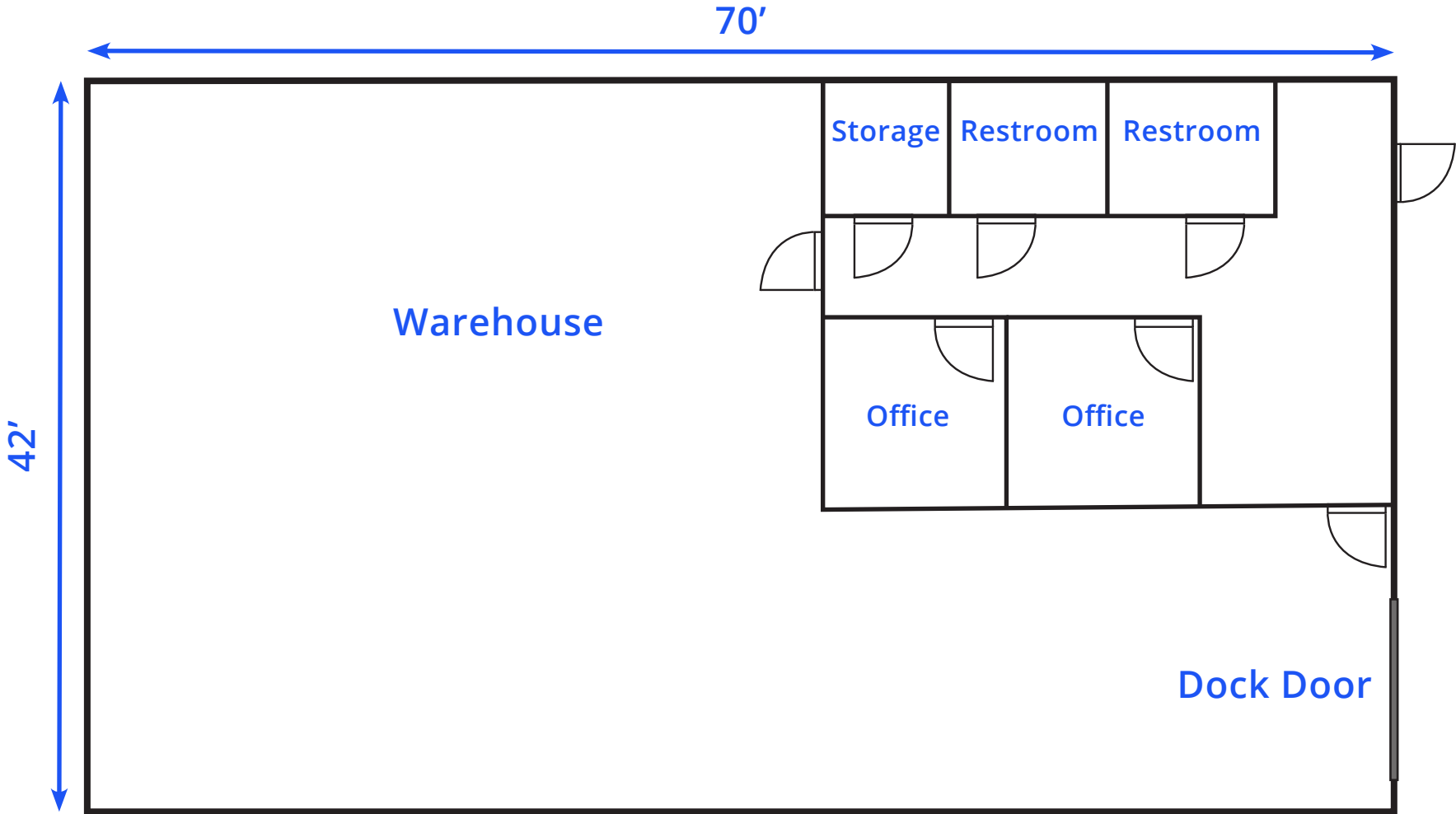
Property Site Plan



Property
Photos | Suite 7



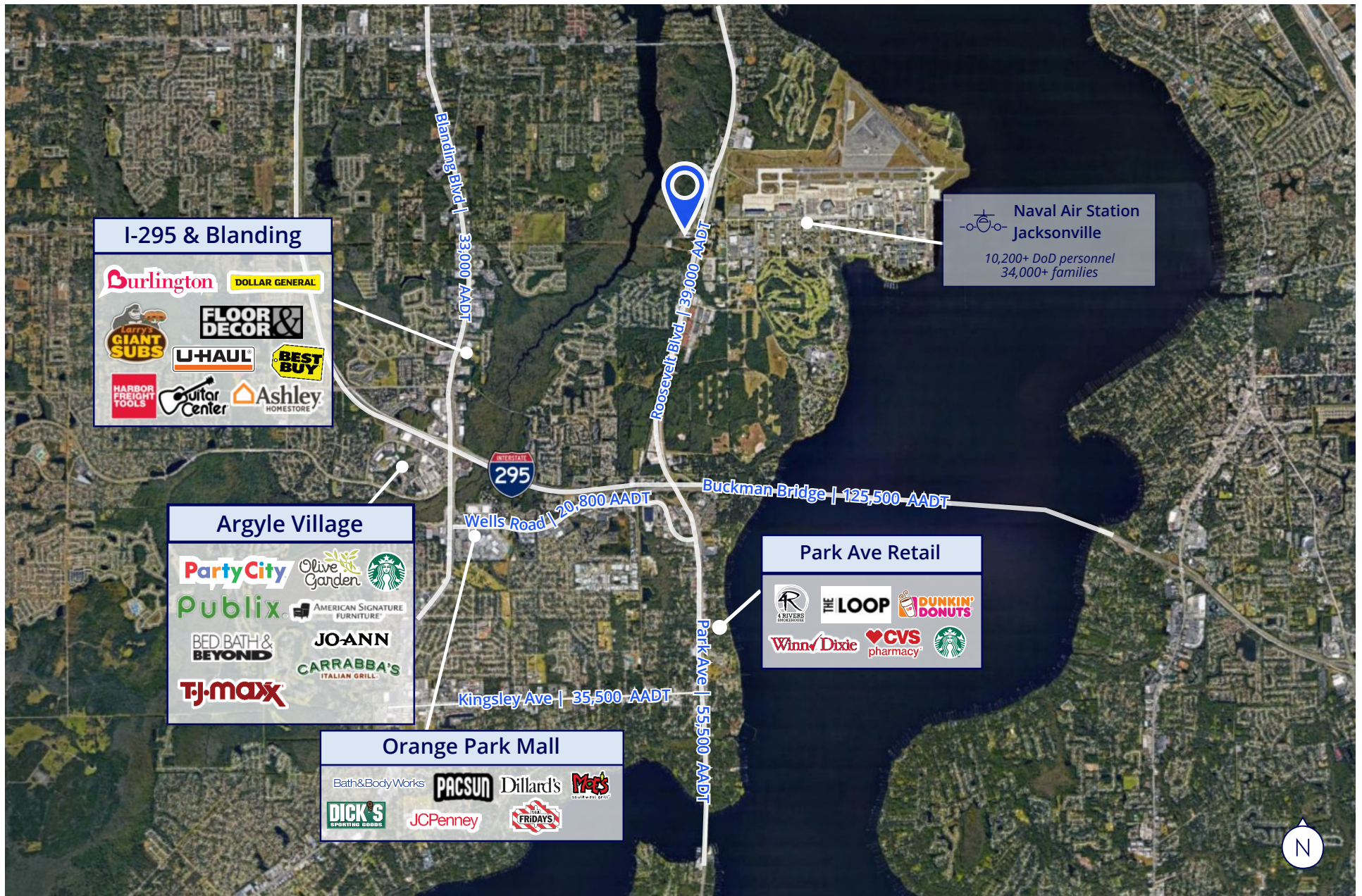
Floorplan | Suite 9



PROPERTY Location



Click to view location



PROPERTY

Drive Times

US - 17 | 2 min

I-295 | 9 min

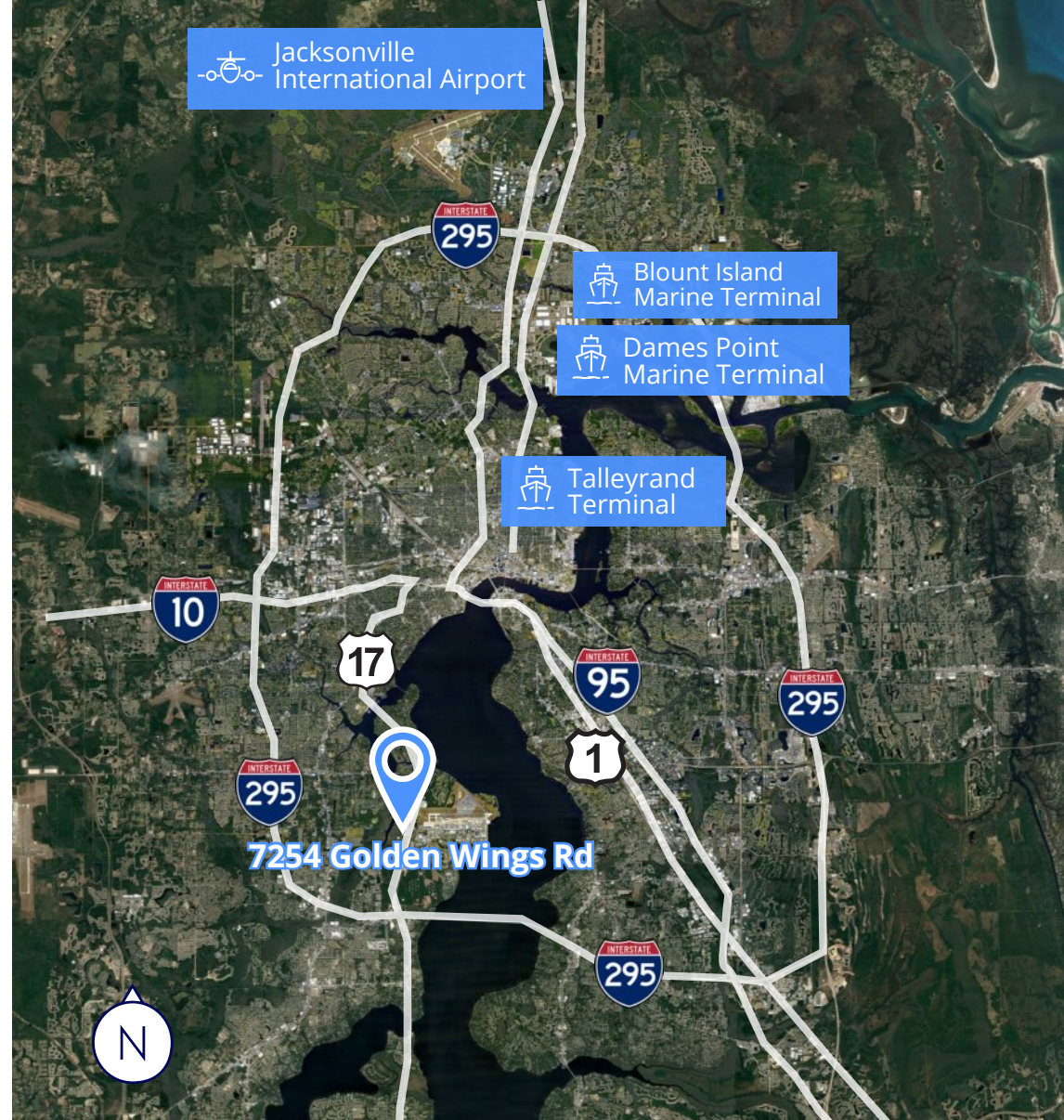
I-10 | 15 min

I-95 | 17 min

JAXPORT Talleyrand Terminal | 27 min

JAXPORT Blount Island Terminal | 35 min

Jacksonville Int'l Airport | 36 min



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