

11,150 SF AVAILABLE FOR SUBLEASE

**3558 MASTERS RD
JACKSONVILLE, FL 32226**



BUILDING INFORMATION

ASKING RATE	\$7.50 PSF (NNN)
CAM	\$3.24 PSF EST.
PARCEL ID	109068-0000
SUBMARKET	NORTHSIDE
ZONING	HEAVY INDUSTRIAL (IH)
PARCEL SIZE	1.85± AC
BUILDING SIZE	11,150± SF
TOTAL OFFICE	1,150± SF
TOTAL WAREHOUSE	10,000± SF
YEAR BUILT	2022
LOADING	FRONT LOAD
UTILITIES	CITY WATER, ELECTRIC, SEPTIC
COMMENTS	ABILITY TO NEGOTIATE A DIRECT DEAL WITH LANDLORD'S REPS

FOR MORE INFORMATION, PLEASE CONTACT:

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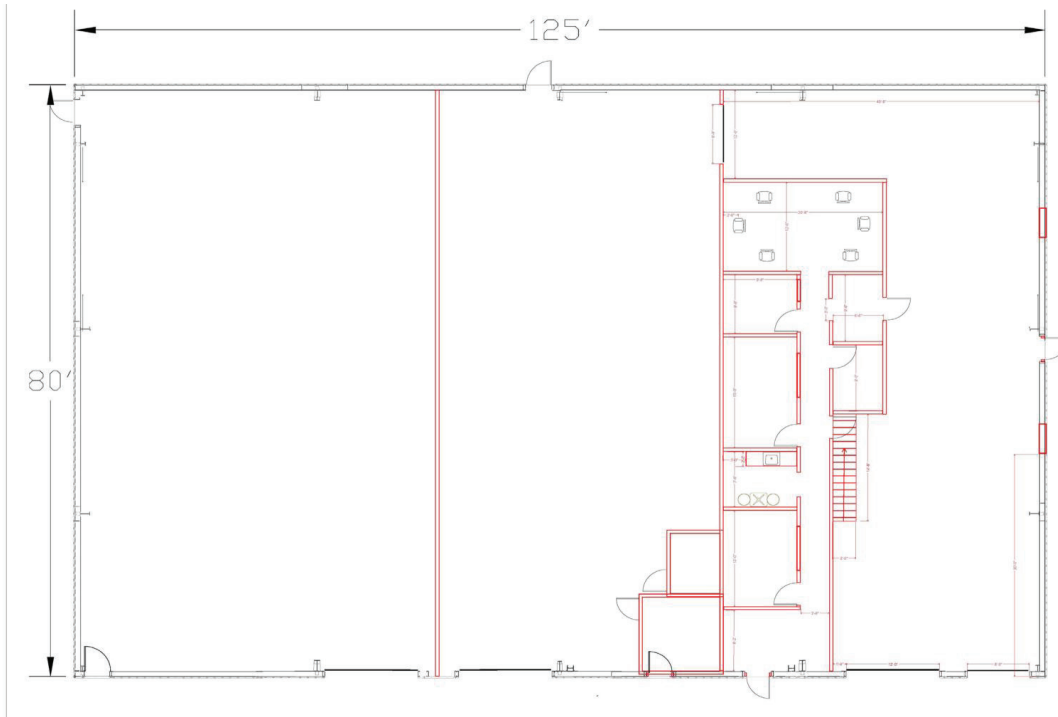
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BUILDING PLAN



BUILDING DETAILS

11,150± SF industrial facility built in 2022

- Features 1,150± SF of office consisting of:
 - Reception
 - Kitchenette
 - Two (2) ADA restrooms
 - One (1) conference room
 - Shared offices
 - Printer & copy room
 - Two (2) private offices
- Clear span warehouse with dock high & grade level access
- Three (3) 12' x 14' grade level doors & one (1) 8' x 10' dock high door
- Clear heights ranging from 18' – 22'
- 400AMP, 3-phase power
- Asphalt parking lot with 18 spaces

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BUILDING PHOTOS



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